



8 Belvedere Mansions Belvedere Road, Scarborough YO11
Offers In The Region Of £175,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Off-Street Parking
- Two Double Bedrooms
- Excellent Decorative Order Throughout
- Popular South Cliff Location
- Modern Kitchen/Diner, En-Suite and House Bathroom

CPH are delighted to bring to market this IMMACULATE, MODERN, TWO BEDROOM APARTMENT, well located within a popular block on Scarborough's South Cliff with GENEROUS KITCHEN/DINER, and LOUNGE plus ALLOCATED OFF STREET PARKING SPACE.

The apartment is offered 'in our opinion' in excellent order briefly comprising of an entrance hall with doors to a spacious modern kitchen/diner with integrated appliances, generous bay fronted, dual aspect lounge, a modern family bathroom, two double bedrooms with the master benefiting from a modern en-suite and built in storage within the hallway. The apartment also benefits from gas central heating, triple glazed windows with locks and secure entry intercom system.

Externally the property offers communal gardens and off-street parking for one vehicle.

This Modern, leasehold apartment is well located in the desirable South Cliff area of Scarborough with a wealth of amenities and attractions nearby making this generous apartment suitable for a variety of buyers including young professionals, retirement or possibly as an investment.

Internal viewing highly recommended to fully appreciate the space, finish and setting on offer from this modern well appointed apartment. In our opinion this property would suite a multitude of buyers including investors, those looking for a second home or an owner occupier looking for a turn key ready property. To arrange a viewing, please contact CPH Property Services on 01723352235 or visit www.cphproperty.co.uk





ACCOMODATION

FIRST FLOOR

Entrance Hall

Lounge
18'0" x 13'1" max

Kitchen/Diner
7'6" x 16'0" max

Bathroom
7'6" x 5'6" max

Bedroom 1
10'5" x 10'9" max

Ensuite
3'11" x 7'2" max

Bedroom 2
12'1" x 10'9" max

Externally

To the rear of the property lies a single parking space belonging to the apartment and to the side of the property lies a communal garden laid mainly to lawn.

Details Prepared
AB050424

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold. Maintenance of the building is managed by Walker Landry and is roughly £1600pa and includes building insurance and gardening within the yearly fee. We have also been informed by the vendor that Holiday lets and pets are not permitted. We advise all prospective purchasers to make their own enquiry's to confirm the above.



Interested? Get in touch:

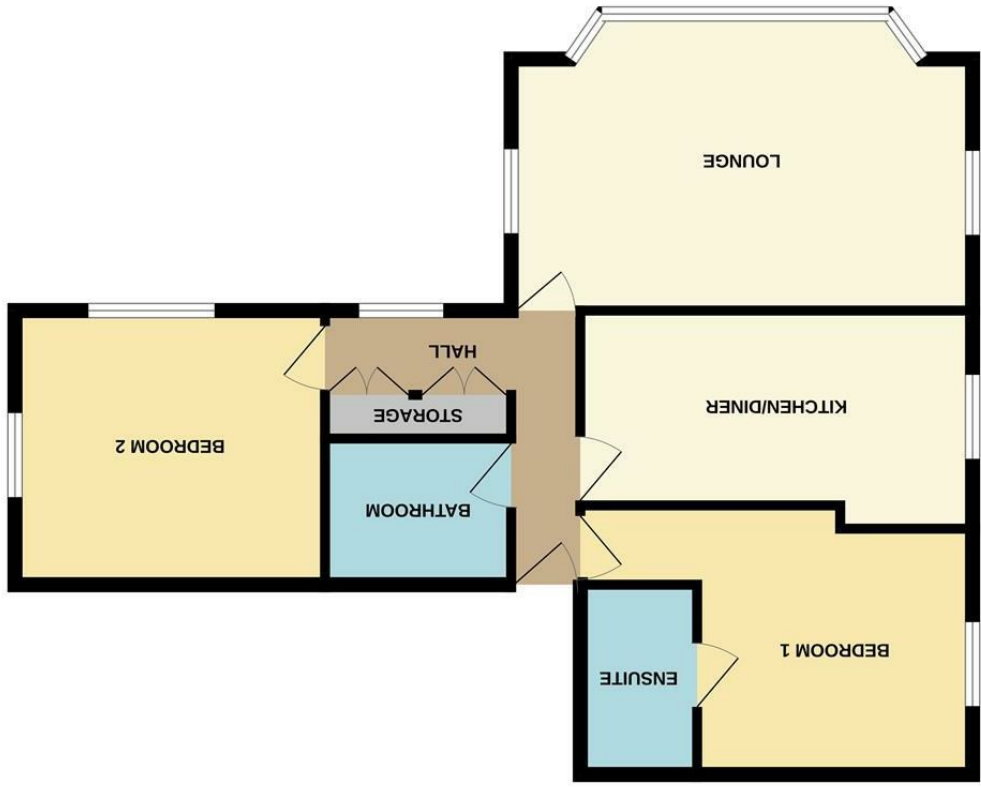
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www.cphproperty.co.uk

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
 715 sq.ft. (66.4 sq.m.) approx.

