



Flat 1, 128 North Marine Road, Scarborough, YO12 7HZ  
Price Guide £115,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- ONE BEDROOM GROUND FLOOR APARTMENT
- SET WITHIN A PRESTIGIOUS BLOCK OF FIVE APARTMENTS
- IDEAL FIRST TIME BUY/HOLIDAY HOME/HOLIDAY LET
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- POPULAR TOWN CENTRE/NORTH SIDE LOCATION

Set within a PRESTIGIOUS development of FIVE LUXURY APARTMENTS (which have been completed to a HIGH STANDARD throughout) is this ONE BEDROOM GROUND FLOOR APARTMENT. EARLY INTERNAL VIEWING is required to appreciate the MODERN yet CHARACTERFUL finish that this SPACIOUS, GROUND FLOOR APARTMENT provides. The property is currently utilised as a popular HOLIDAY LET.

Apartment one does come FULLY FURNISHED and comprises on the ground floor; entrance hall, a bay fronted bespoke lounge/kitchen, a beautiful modern three-piece shower room and a bay fronted master bedroom. The apartment is situated within a block of five prestigious apartments of which have been tastefully renovated to a high standard throughout with a remarkable modern yet characterful and homely finish.

Situated on North Marine Road, the apartment offers access to a wealth of amenities being within close proximity to Scarborough Town Centre, Convenience Stores and Eating and Drinking establishments. Also backing on to Scarborough cricket ground makes this appeal to numerous types of buyers and a short distance away is Scarborough's north bay, Peasholm Park and attractions such as the Alpamare Water Park.

Offered with NO ONWARD CHAIN, early internal viewing is highly recommended for these prestigious, newly developed apartments and can be arranged through our friendly office team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





ACCOMMODATION:

GROUND FLOOR

Entrance Hallway

5'2" x 3'3"

Open Plan Living/Dining/Kitchen

15'5" max into bay x 14'1"

Bedroom

11'5" x 10'5" max into bay

Shower Room

7'10" x 4'7"

OTHER:

Tenure

We have been informed by the vendor that the property is Leasehold. We are not aware of any restrictions.

Details Prepared

TLGV/091122



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

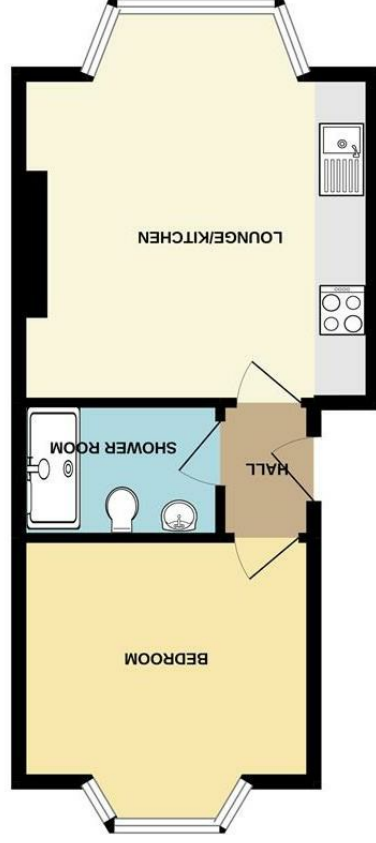
www.cphproperty.co.uk

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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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide 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.  
 Made with Measure: C022



FLAT 1- GROUND FLOOR

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	74
Potential	74

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not environmentally friendly - higher CO2 emissions	
Current	
Potential	

