



213 Scholes Park Road, Scarborough YO12 6RR  
Offers In The Region Of £175,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM GROUND FLOOR FLAT
- OPEN ASPECT SEA AND COASTLINE VIEWS
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE ENTRANCE & SEATING AREA
- SITUATED ON SCARBOROUGH'S HIGHLY DESIRABLE NORTH SIDE

Situated within the highly desirable SCALBY MILLS area of Scarborough with BREATHTAKING SEA AND COASTLINE VIEWS from a PRIVATE SEATING AREA is this TWO BEDROOM PURPOSE-BUILT APARTMENT which is set on the GROUND FLOOR of only two within the building with a PRIVATE ENTRANCE HALL.

'In our opinion' this ground floor apartment is offered to the market in good condition throughout with the accommodation itself briefly comprising of an entrance hall to the ground floor which includes two storage cupboards, a generous lounge/diner with sliding doors to an external seating area providing stunning views, modern style kitchen fitted with a range of built-in appliances (oven, hob, 'slimline' dishwasher, , two bedrooms and a three piece bathroom suite with shower cubicle, wash hand basin and a W/C.

We have been informed by the vendor the apartment is 'Leasehold' with a remaining lease of approximately 79 years remaining. There is a ground rent of £50 per annum payable and a maintenance agreement in place with a local company at an annual charge of roughly £760 per annum which contributes towards the upkeep of the communal gardens and building insurance.

Situated on Scholes Park Road just off Burniston Road being a no through road it benefits from private access to Scalby Mills Road and is within walking distance of amenities and the North bay along with eating and drinking establishments and a little further is the Alpmare Waterpark.

Internal viewing is highly recommended to appreciate the size, setting and views on offer and can be arrange through our office team on 01723 352235.





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Living Room/Dining Room  
14'1" x 14'5" max

Kitchen  
8'10" x 7'10" max

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

Bedroom 2  
8'6" x 6'6" max

Bathroom  
7'2" x 6'6" max

### Externally

To the rear of the property lies a private paved seating area which provides panoramic sea and coastline views across Scarborough's popular North Bay and castle.

### Tenure/Maintenance

We have been informed by the vendor that this property is leasehold with approximately 79 years remaining on the lease. We have also been informed that holiday lets are not permitted however residential lets and pets are. In regards to maintenance fees we have been informed that a charge of roughly £760pa is payable to include the upkeep of gardens, building insurance and maintenance of the building. We advise any potential purchasers to make their own enquiry's in regards to the above information.

Details Prepared  
AB070524

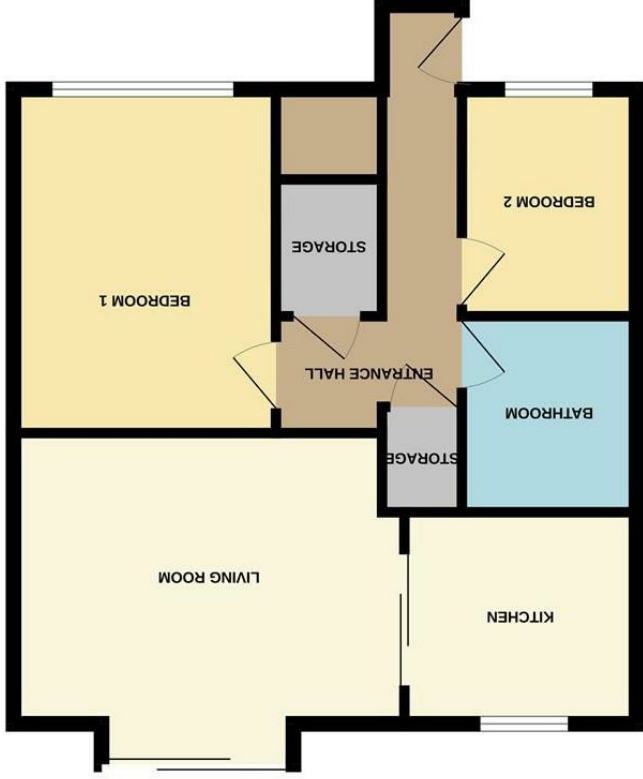


Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY  
t. 01723 352235  
e. sales@cphproperty.co.uk  
www.cphproperty.co.uk

CPH

GROUND FLOOR (53.8 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, corners and other items are approximate and responsibility is taken for any omission or misstatement. This plan is intended to provide a guide only and should not be relied upon as to the accuracy of the figures. 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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TOTAL FLOOR AREA: 579 sq.ft. (53.8 sq.m.) approx.



CPH Property Services  
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e.sales@cphproperty.co.uk | cphproperty.co.uk

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

