



3 Lynwood Court, 18 Filey Road, Scarborough YO11 2TL  
Offers In The Region Of £146,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM FIRST FLOOR FREEHOLD APARTMENT
- WELL-PRESENTED SPACIOUS LIVING ACCOMMODATION
- IDEAL SECOND HOME/FIRST TIME BUY WITH NO ONWARD CHAIN
- PRIVATE PARKING TO THE REAR
- HIGHLY REGARDED SOUTH SIDE LOCATION

Ideal FIRST TIME BUY or perfect for someone looking to downsize close to amenities. This GENEROUS, FIRST FLOOR, TWO BEDROOM APARTMENT benefits from GENEROUS LOUNGE/DINER, MODERN SHOWER BATHROOM, KITCHEN WITH AMPLE STORAGE as well as PRIVATE OFF-STREET PARKING within the car park to the rear of the property

The apartment is well located within this IMPOSING, DETACHED BUILDING with off-street parking. The property occupies an enviable central location on Scarborough's South Cliff only a short walk to local amenities on Ramshill Road and shopping parade. The property also affords excellent access to the nearby Esplanade, Clock Tower and Italian gardens, not to mention Scarborough's South Bay and the beach.

The Freehold flat is accessed via a communal entrance with stairs leading to the flats own private entrance and briefly comprises; entrance hall with two storage cupboards, spacious lounge/diner, kitchen fitted with a range of wall/base units and an electric oven, a master bedroom, a further double bedroom with fitted wardrobes and a modern three-piece suite bathroom.

This would be ideally suited to a number of buyers, most notably for investment as a second home or as a permanent home possibly for a couple looking to downsize. Offered with NO ONWARD CHAIN early internal viewing is highly recommended.

To arrange a viewing please call our friendly team in the office now on or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

### FIRST FLOOR

Entrance Hall

Lounge/Diner  
20'4" x 10'9" max

Kitchen  
9'10" x 8'10" max

Bathroom  
6'10" x 5'6" max

Bedroom 1  
12'5" x 10'5" max

Bedroom 2  
12'1" x 7'6" max

### Externally

To the rear of the property lies a private residents car park which is shared with Lynwood Lodge and offers off-street parking on a first come first served basis however has ample spaces to service the whole block.

### Tenure/Maintenance

We have been informed by the vendor that this property is freehold, has a maintenance agreement in place in which they currently contribute £1000pa and includes upkeep of all communal areas and building insurance. We have also been informed by the vendor that residential lets are permitted however holiday lets and pets are not. All potential buyers are advised to make their own enquiries in regards to this.

Details Prepared  
AB120624



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



Make every attempt to ensure the accuracy of the factual content here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omissions or mis-statements. This plan for the buyer's purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2024

TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.



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