



18 Rosevale Court St. Johns Road, Scarborough YO12 5EL
Offers In The Region Of £80,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Second floor Modern Apartment
- Leasehold with 981 years remaining
- Two bedrooms
- Private Off Street Parking
- Ideal first time buy or Buy to Let

+++ CPH are pleased to offer to the market this two bedroom property situated on the second floor of a modern development in the Falsgrave area of Scarborough. Very close to shops and the town centre being only five minutes walk away.

In brief the property comprises of: Spacious lounge with an opening to the kitchen area, a double bedroom, a further single bedroom and bathroom. There is the added benefit of its own designated parking space. The property should appeal to first time buyers and investors wishing to Buy to let.

LEASEHOLD, SOLD WITH NO ONWARD CHAIN. Viewing comes recommended and is by appointments with CPH. Call 01723 352235 or visit www.cphproperty.co.uk +++





Accommodation

Lounge
16'0" x 10'2"

Kitchen
8'10" x 6'6"

Bedroom
10'2" x 9'6"

Bedroom 2
10'2" x 6'6"

Bathroom
8'10" x 5'6"

Outside

The property benefits from an Off Street Parking space.
Bin storage Area.

Communal

The property has a communal walkway through gardens. Door entry phone system, meter cupboards, Letter Boxes.

Tenure

The lease is for a term of 999 years from 27 June 2006 at a ground rent of £50.00 per annum.

Epc and Council Tax

EPC C

Council Tax - Band A



Interested? Get in touch:

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CPH

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 figures contained here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. This plan for the reader's 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 Metview. ©2024

TOTAL FLOOR AREA: 478 sq.ft. (44.4 sq.m.) approx.

