



Headland View Filey Road, Scarborough YO11 3AY  
Asking Price £139,950

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- ONE BEDROOM GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN ASPECT SEA AND CASTLE VIEWS
- OFF-STREET PARKING & STUNNING COMMUNAL GARDENS
- SITUATED ON SCARBOROUGH'S HIGHLY DESIRABLE SOUTH SIDE

Situated within the highly desirable SOUTH SIDE area of Scarborough with BREATHTAKING SEA AND CASTLE VIEWS from a PRIVATE BALCONY is this ONE BEDROOM PURPOSE-BUILT APARTMENT which is set on the GROUND FLOOR and benefits from OFF-STREET PARKING and BEAUTIFUL COMMUNAL GARDENS.

'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, a generous lounge/diner with bi-fold doors to a balcony providing stunning views, modern style kitchen fitted with a range of built-in appliances (oven, hob, dishwasher, fridge freezer and extractor), a double bedroom with fitted full length wardrobes and a three piece bathroom suite with shower over the bath, wash hand basin and a W/C.

We have been informed by the vendor the apartment is 'Leasehold' with a share of the freehold and has a remaining lease term of approximately 982 years. Ground rent of £50 per annum is payable and a maintenance agreement is currently in place with a local company at an annual charge of £895 per annum which contributes towards the upkeep of the communal gardens and building insurance.

This property is located on Scarborough's ever desirable South side and provides excellent access to the amenities of Ramshill shopping parade, South Cliff golf club, plus excellent coastal walks along the Cleveland Way and Esplanade with its idyllic Italian gardens.

Internal viewing is highly recommended to fully appreciate the setting and views on offer and can be arranged through our friendly office team on 01723 352235.





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Kitchen  
13'1" x 7'6" max

Living/Dining Area  
17'4" x 17'0" max

Bathroom  
9'6" x 7'2" max

Bedroom  
13'1" x 9'2" max

### Externally

To the front of the property lies private off-street parking for one vehicle. To the rear of the property lies a mature well maintained garden laid mainly to lawn and a paved seating area.

### Tenure/Maintenance

We have been informed by the vendor the apartment is 'Leasehold' with a share of the freehold and has a remaining lease term of approximately 982 years. Ground rent of £50 per annum is payable and a maintenance agreement is currently in place with a local company at an annual charge of £895 per annum which contributes towards the upkeep of the communal gardens and building insurance. We have also been informed by the vendor that holiday lets are not permitted however pets and residential lets are. We advise any potential buyers to make their own enquiries in regard to this.

Details Prepared  
AB030624



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



Made every attempt has been made 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 omissions or mis-statements. This plan for reader 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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TOTAL FLOOR AREA : 565 sq.ft. (52.5 sq.m.) approx.



| 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                                     | 84          |
| Potential                                   | 86          |

| England & Wales   |             |
|---|-------------|
| EU Directive 2002/91/EC   |             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |
|   | (81-91) B   |
|   | (69-80) C   |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |
| Current   |             |
| Potential   |             |

