



GFF 27 West Street, Scarborough YO11 2QR  
Offers In The Region Of £125,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- ONE BEDROOM GROUND FLOOR APARTMENT
- SLEEPS UP TO FOUR PEOPLE
- IDEAL HOLIDAY LET/SECOND HOME
- SOUGHT AFTER SOUTH SIDE/ESPLANADE LOCATION
- FULLY MODERNISED THROUGHOUT

NEW to the market is this GENEROUS AND WELL PRESENTED ONE BEDROOM, FREEHOLD GROUND FLOOR APARTMENT WITH GENEROUS BAY FRONTED LOUNGE, MEZZANINE/SLEEPING AREA, SHOWER ROOM AND ENSUITE BATH.

Well located on West Street which is in close proximity to Scarborough's famous Esplanade and Italian Gardens.

The apartment itself briefly comprises of a well maintained communal entrance hall with door entry system. Accessed through a private entrance the property comprises; superb spacious lounge area with large feature bay window and a mezzanine which could act as further sleeping space with store room underneath, a double bedroom which benefits from an en-suite, free standing, feature roll top bath accessed via sliding doors with a further mezzanine above, modern breakfast kitchen, utility room and a further three-piece shower room.

The apartment is 'in our opinion' offered to the market in excellent order, having been updated throughout and well maintained by the current vendor with gas heating via a combination boiler and double glazing all round. This apartment has been finished with modern/neutral decoration offering a light and airy finish and feel throughout whilst maintaining the character and original features.

Being located on West Street the apartment offers excellent access to a range of amenities and attractions including local shops, the Spa/conference centre, Sports Centre/Gym as well as Scarborough's South Bay and beach making this an excellent option for someone looking for either a permanent residence or a holiday home/Investment.

This property is currently being run as a successful holiday let, should any potential buyers want further info on figures please get in touch.

Internal viewing highly recommended to fully appreciate the space, finish and setting on offer from this well presented apartment. To arrange your viewing please contact our friendly and experienced sales team at CPH today on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall

Lounge  
14'9" x 16'4" max

Bedroom  
13'9" x 9'10" max

En-Suite  
9'10" x 3'3" max

Kitchen  
9'10" x 8'2" max

Utility  
9'2" x 4'3" max

Shower Room  
9'2" x 3'11" max

### Tenure/Maintenance

We have been informed by the vendor that this property is Freehold, has a maintenance agreement in place of which roughly £600pa is charged and has no restrictions in regards to holiday lets, pets and residential lets. Any potential purchaser is advised to make their own enquiries in regards to this.

Details Prepared  
AB190624



Interested? Get in touch:

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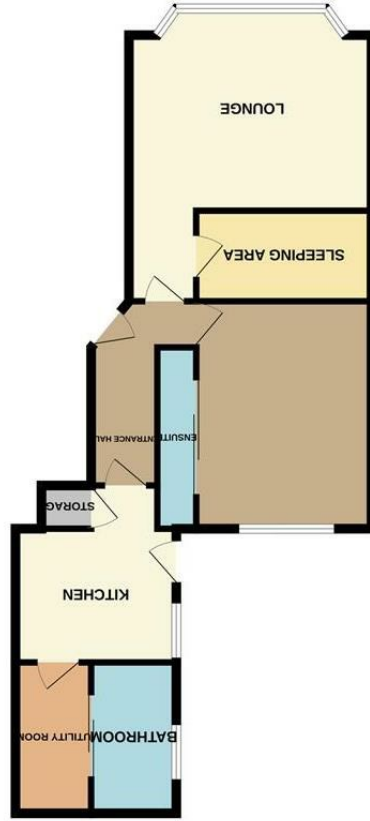
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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

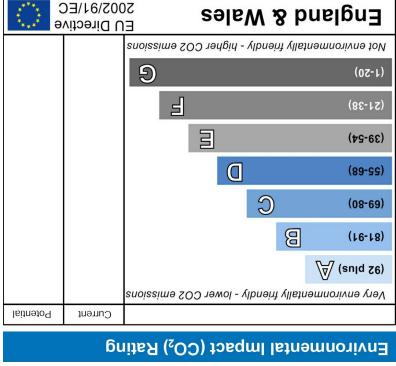
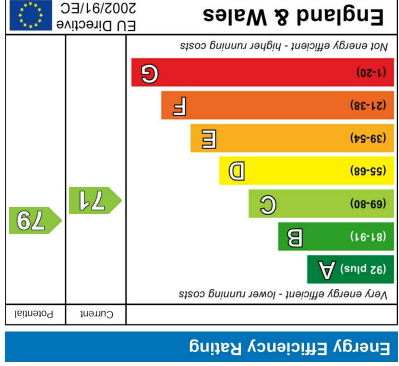


Make every attempt to ensure the accuracy of the factual content here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. This plan for reader purposes only and should be used as such by any prospective purchaser. The services, 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: 665 sq.ft. (61.8 sq.m.) approx.



GROUND FLOOR  
 665 sq.ft. (61.8 sq.m.) approx.



Map data ©2024