



Flat 4 65 Newborough, Scarborough YO11 1ET  
Offers Over £82,500

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- Freehold Apartment located a short walk from Scarborough South Bay
- Open plan Lounge and Kitchen
- Double bedroom and Shower Room
- Gas heated
- Offered with No Onward Chain
- Ideal Investment, Second home or first time buy.

CPH are pleased to offer to the market, with NO ONWARD CHAIN this ONE BEDROOM, Second floor APARTMENT which is located on Scarborough's popular, bustling Newborough, central for Scarborough South bay and Beach and also the Town Centre and would make a great SEASIDE HOME OR INVESTMENT.

The property has been well maintained and is well presented throughout and benefits from gas central heating. The accommodation briefly comprises of: the entrance porch with stairs to the apartment. On entering the apartment you are greeted with the main hallway, with doors off to all rooms, a spacious and light lounge with an opening to a breakfast kitchen with window, from the hall leads to double bedroom with window and a separate shower room. The property does not come with off-street parking. However, a permit can be obtained from the council, for on-street parking within close proximity.

The property is located on Newborough, a 'stone's throw' away from Scarborough's South Bay beach making this an ideal investment opportunity, seaside second home or first time buy. The property is well placed for a variety of a wide range of amenities including many eateries, local shops, Scarborough Town Centre, Scarborough Castle and much more.

Early internal viewing does come highly recommended in order to fully appreciate the space and setting on offer from this apartment. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





#### Accommodation

Entrance Hall  
12'5" x 3'3"

Lounge  
13'9" x 10'9"

Kitchen  
10'2" x 8'10"

Bedroom  
11'9" x 9'10"

Shower room  
7'6" x 4'11"

#### Tenure

We have been informed that the property is Freehold with maintenance costs split 5 ways as and when required. The managements is run in house by the management co 65 Newborough. Building Insurance is £80 per annum.

EPC and Council Tax  
**COUNCIL TAX A**

Details prepared by/ Date  
GV 02/07/24

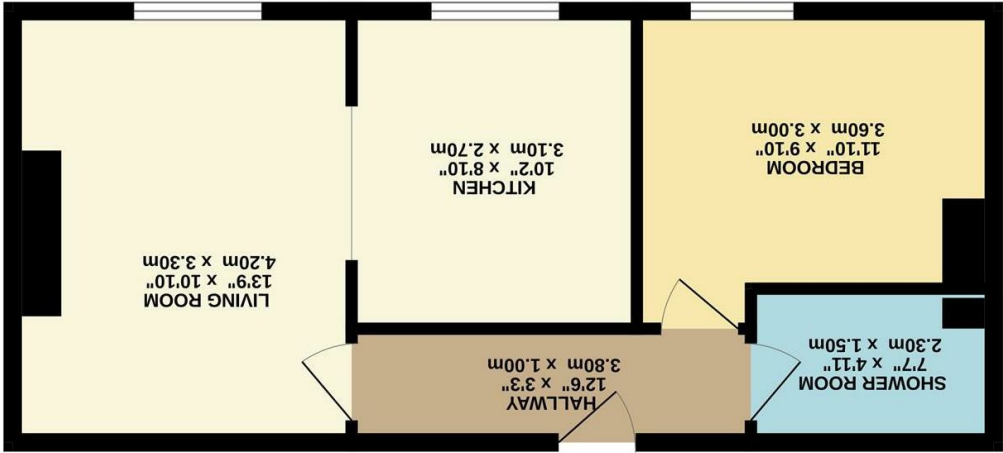


**Interested? Get in touch:**

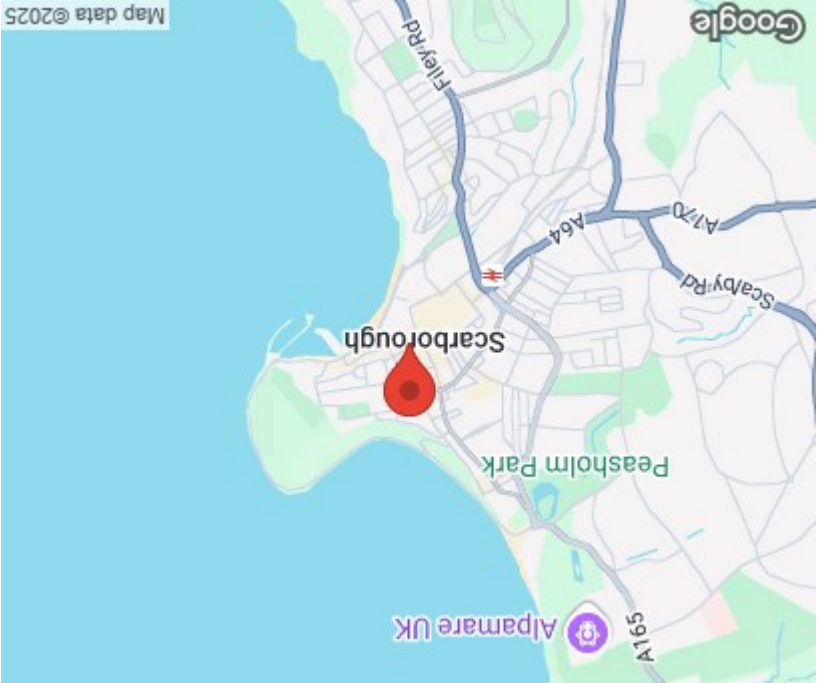
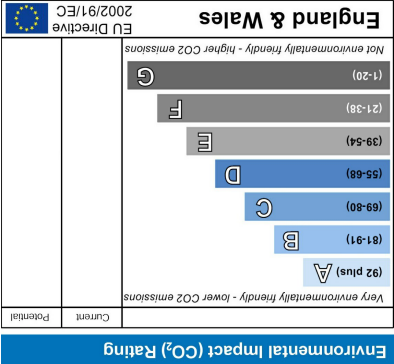
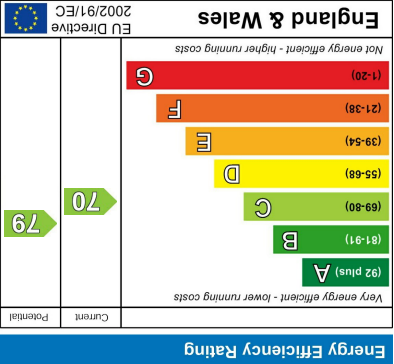
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**CPH**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.



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

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