



Flat 2, 34 Westbourne Grove, Scarborough YO11 2DL  
Auction Guide £55,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY
- GROUND FLOOR FLAT
- ONE BEDROOM
- WELL PRESENTED
- NO ONWARD CHAIN
- TRADITIONAL AUCTION

IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY! ENVIABLY LOCATED on Scarborough's SOUTH CLIFF lies this BEAUTIFULLY PRESENTED, SPACIOUS ONE BEDROOM GROUND FLOOR apartment and is offered with NO ONWARD CHAIN.

The property is accessed via a communal entrance and the accommodation comprises; the hallway leading into kitchen/living area with bay window with a range of integrated appliances. A spacious master bedroom with bay window and the house bathroom with three-piece suite.

'In our opinion' the property has been well-maintained by the current vendors, offered to the market in great order throughout. Being located in the excellent area of Westbourne Grove the property offers excellent access to a wide range of amenities and attractions including The Esplanade and Cliff Lift down to the Spa and conference centre, Italian gardens, Ramshill shopping parade and supermarket as well as a little further Scarborough's town centre, train station and Scarborough's South Bay and the beach.

Internal viewing is highly recommended to fully appreciate this well-presented apartment. To arrange a viewing, please contact CPH Property Services on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





#### ACCOMMODATION

##### GROUND FLOOR

Hallway  
4'8" x 3'7"

Kitchen/Living Area  
16'6" x 14'5"

Bedroom  
12'10" x 11'9"

Bathroom  
8'5" x 4'10"

##### Tenure/Maintenance

We have been informed that the property is leasehold with approximately 992 years remaining on the lease. The maintenance agreement currently in place is £800 per annum and £5 for ground rent. The maintenance is ran by Ellis Hay and the seller is not aware of any restrictions.

##### Details

Council Tax Banding - A

LCAB 16102023

##### Auction

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

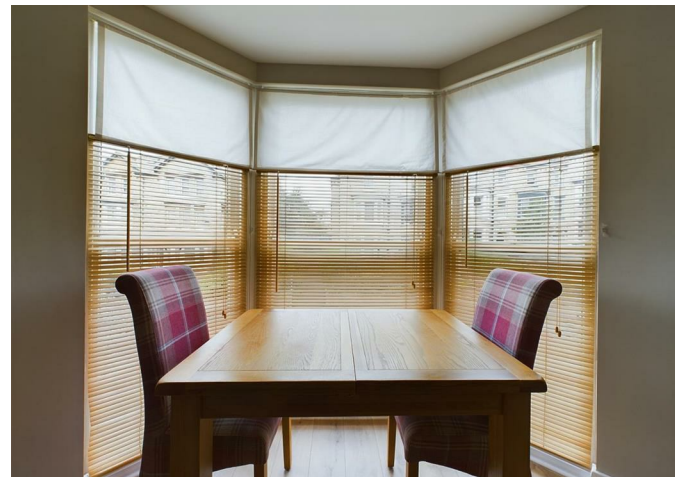
The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00. These services are optional.



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

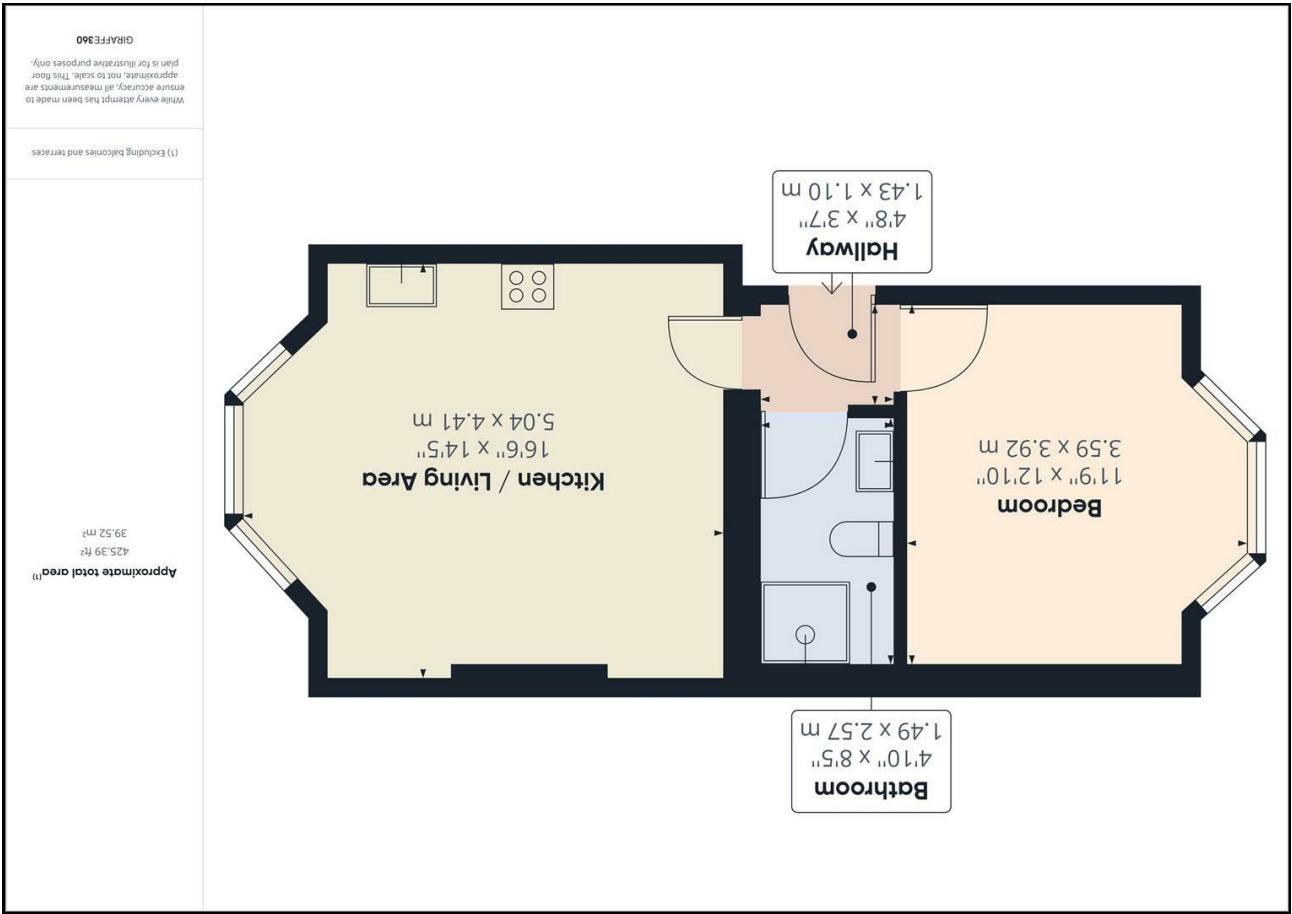
t. 01723 352235

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



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	64
Potential	78

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
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