



Flat 2, 7 Regent House, Queen Street, Scarborough YO11
Offers In The Region Of £120,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS TWO BEDROOM FIRST FLOOR FLAT
- ENVIABLE CENTRAL LOCATION & WALKING DISTANCE TO SOUTH BEACH
- RECENTLY MODERNISED THROUGHOUT
- HOLIDAY LETS, PETS & RESIDENTIAL LETS PERMITTED
- PRIVATE REAR ENTRANCE

CPH are delighted to be presenting to the market this TWO BEDROOM FREEHOLD FIRST FLOOR FLAT which is offered to the market in EXCELLENT DECORATIVE ORDER. The apartment is located within close proximity to Scarborough's SOUTH BAY BEACH, TOWN CENTRE & TRAIN STATION.

The apartment is accessed on the ground floor with stairs to the first floor where the accommodation briefly comprises; a light and airy lounge with built in storage, a modern galley style kitchen fitted with a range of wall and base units, an inner hallway with a built-in store cupboard, two double bedrooms, a three-piece suite shower room/bathroom. 'In our opinion' the property is offered to the market in good order throughout and benefits from having no restrictions. The property also benefits from gas central heating via a combination boiler

The property is located on Queen Street, a 'stone's throw' away from Scarborough's South Bay beach making this an ideal seaside second home/first time buy. The property is well placed for a variety 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, setting, finish and views on offer from this two bedroom apartment. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION

Entrance Hall

Lounge
13'9" x 15'1" max

Kitchen
10'2" x 4'7" max

Bedroom 1
15'8" x 11'9" max

Bedroom 2
13'9" x 7'2" max

Bathroom
9'6" x 6'10" max

Tenure/Maintenance

We have been informed by the vendor that this property is Freehold and has no restrictions in place, Holiday lets, pets and residential lets are all permitted. We have also been informed that the property has a deed of covenant in place of which each property within the block contributes £45pcm towards the maintenance of the building.

Details Prepared
AB060824



Interested? Get in touch:

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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



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