



7 Belgrave Crescent, Scarborough YO11 1UB  
Offers In The Region Of £95,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- Spacious Garden apartment located in the heart of Scarborough town.
- Generous Bay Fronted Lounge Diner
- Double bedroom with dressing room
- Gas heated and double glazed
- Leasehold with 965 years remaining
- Private entrance and private rear garden
- Ideal second home, first time buy or buy to let investment
- No onward chain

+++CPH ARE PLEASED TO OFFER TO THE MARKET This well presented GARDEN, LEASEHOLD APARTMENT which is located in a lovely RESIDENTIAL AREA close to the day-to-day AMENITIES and PUBLIC TRANSPORT LINKS on Falsgrave Road. Available CHAIN FREE and with VACANT POSSESSION this would be an IDEAL PURCHASE for a FIRST TIME BUYER looking to get onto the property ladder or for an INVESTOR looking to join the BUY-TO-LET market. Nearby there are parks, walkways, access to the lovely beaches and the A64 and A171 providing access to Whitby, Pickering, York and beyond.+++

Belgrave Crescent is in a wonderful residential area with an abundance of amenities within walking distance to enjoy. The ever developing Falsgrave is just moments from the front door and consists of; eateries, pubs, convenience stores, charity shops, a post office, pharmacies, beauty salons, regular public transport links and more, as well as Tescos and Sainbury's within walking distance. Slightly further is the town centre and the Brunswick shopping Centre with a large selection of high street stores. Within the town centre are also a selection of pubs, lovely local cafés and eateries and access to both North and South bays and beautiful beaches.

From a short staircase to a private entrance the accommodation comprises: entrance hallway providing access to the bay fronted living room/ Diner, a generous double bedroom with access to a dressing room and a fitted bathroom. The fitted kitchen is accessed via the hall and benefits from a built in electric oven and gas hob. Also from here a door leads out to a sunny rear garden which is for sole use of the garden apartment which is mainly paved. The property already benefits from gas central heating and double glazing. Presented with neutral decor throughout.

This would be an ideal property for a first time buyer looking to get on the property ladder, an investor to let to residential tenants or for someone looking for a 2nd home to use themselves in the holidays.

Call our sales team today to arrange your viewing. 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







#### Accommodation

Entrance Hall  
27'10" x 2'11" widening to 6'2"

Lounge/ Diner  
20'4" into bay x 15'1"

Kitchen  
12'9" x 6'6"

Bedroom  
12'1" x 10'2"

Dressing room  
8'10" x 4'7"

Bathroom  
9'6" x 4'11"

#### Outside

To the front of the property is a fore courted area and stairs which lead to a private entrance for the apartment.

To the REAR of the apartment is a Sunny Generous Low maintenance paved garden area with planted borders with access from the kitchen.

#### Tenure and Maintenance

The property is Leasehold with 965 years remaining on the term (999yrs from 1991). Ground rent is £50 per annum and Annual maintenance cost £1102 and is ran by Nicholsons estate agents. This cost includes Fire alarm servicing, communal area maintenance and Buildings insurance.

There are restrictions - NO HOLIDAY LETS but 2nd home and residential lets are permitted.

#### EPC and Council Tax

EPC - 75 c

Council Tax - Band A

Details Prepared By/ Date

GV 10/08/24

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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TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.

