



Flat 2 65 Esplanade, Scarborough YO11 2UX  
Offers Over £300,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- **GENEROUS SECOND FLOOR APARTMENT WITH LIFT**
- **SITTING ROOM/DINING ROOM WITH STUNNING SEA & COASTAL VIEWS**
- **BREAKFAST KITCHEN**
- **SINGLE GARAGE & NO ON-STREET PARKING RESTRICTION**
- **NO ON-WARD CHAIN**

CPH are delighted to bring to the market this TWO BEDROOM, SECOND FLOOR APARTMENT. well situated in the popular ESPLANADE area. The property is well presented throughout and briefly comprises TWO BEDROOMS, BREAKFAST KITCHEN AND LOUNGE/DINER with STUNNING SEA and COASTAL VIEWS.

The property is accessed via a grand communal entrance hall with a feature staircase and communal lift where the property is located on the second floor. The apartment briefly comprises; breakfast kitchen with ample storage, a generous lounge/diner with feature bay window which benefits from panoramic sea and coastal views. The apartment also benefits from two double bedrooms each of which has built in storage and a four-piece bathroom.

Externally the property benefits from a single garage to the rear accessed via a communal driveway. On-street parking with no restrictions is also available.

Located on Scarborough's renowned Esplanade, the property is walking distance from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff Lift which provides access down to Scarborough Spa and Italian Gardens. The properties location also provides access to a wealth of amenities and attractions at hand including local shops and eateries.

Early internal viewing is a must and can be arranged via our friendly team in the office in 01723 352235 or by visiting our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

### SECOND FLOOR

Kitchen/Breakfast Room  
20'11" x 7'10" max

Sitting/Dining Room  
19'8" x 17'0" max

Hallway

Bedroom 1  
16'8" x 14'5" max

Bathroom  
6'10" x 8'2" max

Bedroom 2  
11'9" x 9'10" max

Externally

To the rear of the property lies a single garage which is accessed via a shared drive. To the front the property benefits from open aspect sea views.

Tenure/Maintenance

We have been informed by the vendor this property is freehold and a maintenance agreement is in place, the current charge is £769 per 6 months to include building insurance and maintenance costs towards the lift. Holiday lets are not permitted.

Details Prepared  
AB100924



Interested? Get in touch:

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**CPH**

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 make the accuracy of the boundary lines, measurements of doors, windows, rooms and any other areas as approximately as latent for any errors or omissions. This plan for the buyer's purpose 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. Made with Mapbox ©2024



SECOND FLOOR  
 1075 sq.ft. (99.8 sq.m.) approx.

TOTAL FLOOR AREA: 1075 sq.ft. (99.8 sq.m.) approx.

Energy Efficiency Rating	
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	
EU Directive 2002/91/EC	
Potential	
Current	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
Potential	
Current	

