



Flat 2, 26-28 Aberdeen Walk, Scarborough YO11 1XW  
Offers In Excess Of £80,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- GROUND FLOOR STUDIO APARTMENT
- RENOVATED TO A GREAT STANDARD
- MODERN KITCHEN
- IDEAL FIRST TIME BUY/BUY TO LET
- POPULAR CENTRAL LOCATION
- NO ONWARD CHAIN

New to the market is this NEWLY RENOVATED, ONE BEDROOM GROUND FLOOR STUDIO APARTMENT which occupies a popular CENTRAL LOCATION within SCARBOROUGH TOWN CENTRE and is offered to the market with NO ONWARD CHAIN.

This studio apartment is set on the ground floor and briefly comprises; entrance hall, a bay fronted lounge/bedroom which is open to a modern kitchen that is fitted with a range of units and a white three-piece suite shower room.

The property is well located on Aberdeen Walk and provides excellent access to a wealth of amenities including, a range of eateries, local shops and is also within close proximity to Scarborough's North and South Bay, Train Station, Scarborough Castle and Scarborough Town Centre, Scarborough Cricket Ground and Scarborough's Open Air Theatre.

Viewing does come highly recommended and is via the sole agents CPH Property Services. For further enquires please contact CPH on 01723352235







## ACCOMMODATION:

### GROUND FLOOR

Entrance Hall

Lounge/Bedroom/Kitchen  
17'8" max into bay x 18'0" max

Bathroom  
5'2" x 4'7"

### OTHER:

#### Tenure/Maintenance

We have been informed by the owner that the property is Leasehold with approximately 980 years remaining. We have been advised by the owners that the residents in the block are currently in the process of setting up a maintenance company of which this property would pay an 1/11th share of any costs and we have been advised that there would be no restrictions.

Details Prepared  
TLPF/200924

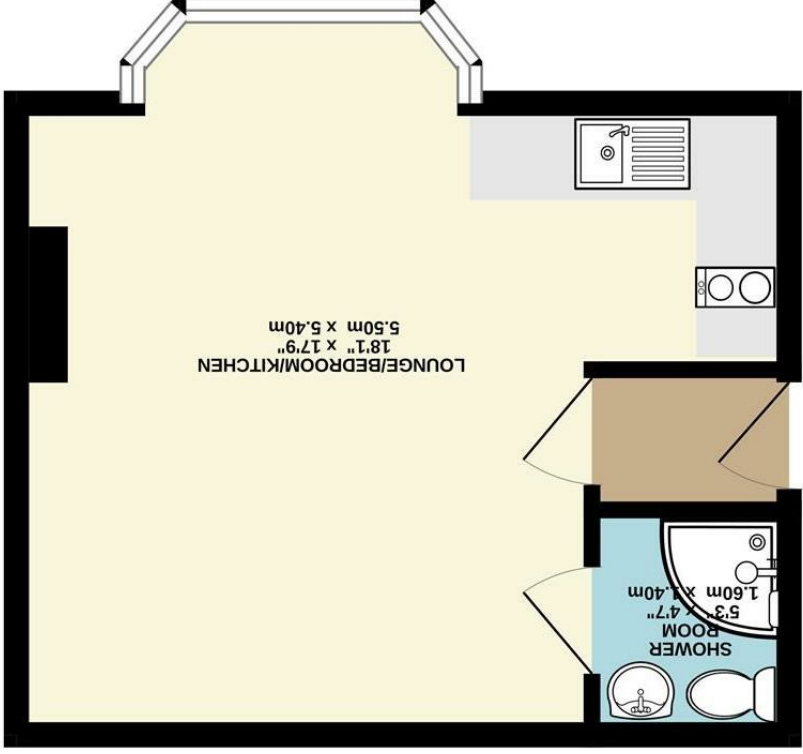


Interested? Get in touch:

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www.cphproperty.co.uk

**CPH**

**GROUND FLOOR**  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 279 sq.ft. (25.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.  
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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   |
| Not energy efficient - higher running costs | (1-20) G    |
| Current                                     | Potential   |

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

