

7 Sebastian Court Esplanade Gardens, Scarborough, YO11 2AP Price Guide £155,000









- TWO BEDROOM APARTMENT
- IDEAL FIRST TIME BUY/BUY TO LET
- OFFERED WITH NO ONWARD CHAIN
- EN-SUITE TO THE MASTER BEDROOM
- POPULAR SOUTH CLIFF LOCATION

NEW to the market is this SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT is well located within a MODERN PURPOSE BUILT LEASEHOLD BLOCK on Scarborough's South Cliff with LIFT FACILITY to the flat. The property is offered to the market with NO ONWARD CHAIN and would make an ideal FIRST TIME BUY/BUY TO LET property.

The accommodation itself briefly comprises of; entrance hall, inner hallway with a cupboard housing the boiler, a lounge/diner which is open plan to the kitchen with a bay window to the front creating a pleasant light and airy living space, a master bedroom with an en-suite bathroom comprising of a white three piece suite, a further bedroom and a main bathroom also with a white three-piece suite.

Being located on Scarborough's South Cliff means 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.

Offered with NO ONWARD CHAIN internal viewing is highly recommended to fully appreciate the space, setting and surroundings on offer. To arrange a viewing please contact CPH today on 01723 352235 or visit www.cphproperty.co.uk







#### ACCOMMODATION:

#### FIRST FLOOR

Entrance Hall 12'9" x 3'3"

Inner Hall 11'1" max x 6'10" max

Lounge 20'0" max x 18'8" max into bay Open to:

<u>Kitchen</u> 12'5" x 7'2"

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

En-suite to the Master
Bedroom
6'10" x 5'6"

Bedroom Two 17'0" max x 12'9" max

Bathroom 8'10" max x 7'10" max

Boiler Cupboard 7'2" x 2'11"

### OTHER:

#### Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with approximately 980 years remaining. We have also been informed that there is a maintenance agreement in place with Walker Landray at a cost of approximately £1450 per annum of which pets and residential letting are allowed however, holiday letting is not allowed.

<u>Details Prepared/Ref</u> TLPF/021024

# 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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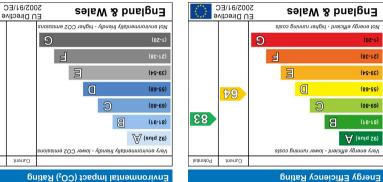


TO TALL PLOOK AREA: 1015 Sq.ft. (94.5 Sq.ft.) approx.

particulars contained. C132







in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim

whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

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



