



Flat 4 5 Westbourne Grove, Scarborough YO11 2DJ
Offers In The Region Of £150,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SPACIOUS MIDDLE FLOOR FREEHOLD APARTMENT
- GENEROUS LOUNGE DINER, AND TWO BEDROOMS
- GAS HEATED
- ENVIABLE SOUTH CLIFF LOCATION CONVENIENT FOR THE SOUTH BAY AND RAMSHILL.
- VIEWING COMES HIGHLY RECOMMENDED

+++ENVIABLY LOCATED on Scarborough's SOUTH CLIFF lies this BEAUTIFULLY PRESENTED, SPACIOUS TWO BEDROOM MIDDLE FLOOR apartment which is situated within a CHARACTERFUL, WELL-MAINTAINED building with ATTRACTIVE frontage and LIFT facility+++ The property is accessed via a communal entrance hall where you are greeted by an Ornate stained GLASS FEATURE WINDOW, LIFT and stairs to the Middle floor where the accommodation comprises; entrance hall with built-in Utility/ storage, a generous lounge/diner, Freestanding kitchen, a spacious master bedroom, further bedroom and a walk in shower/ Wet Room. 'In our opinion' the property has been well-maintained by the current vendors, offered to the market in great order throughout, with GAS heating via modern boiler. Being located in the excellent area of Westbourne Grove 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. Internal viewing is highly recommended to fully appreciate the space, setting and location on offer from this well-presented apartment. To arrange a viewing, please contact CPH Property Services on 01723352235 or visit www.cphproperty.co.uk.





Entrance Hall
14'9" x 11'1" max

Utility/ Store Cupboard

Lounge
18'4" x 14'9"

Kitchen
14'9" x 11'5"

Bedroom One
16'8" x 16'0"

Bedroom Two
15'8" x 9'2"

Shower Room
7'2" x 5'10"

Tenure/ Maintenance

FREEHOLD

The property benefits from a maintenance agreement, which is currently administered by Ellis Hay and is at a cost of £1500 per annum which includes building insurance and lift maintenance.

Restrictive covenants - The property can't be use as a holiday let, second home ownership is permitted as is residential letting and pets are also permitted.

Details prepared by/ Date

GV 16/10/24

Council Tax and EPC

Tax band A

EPC



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



Make every attempt to ensure the accuracy of the factual content here. Measurements of doors, windows, rooms and any other areas are approximate and not necessarily taken to any degree of precision or measurement. This plan for reference purposes only and should be used as a guide only. As to their operability or efficiency can be given. Plans with reference C1024

