



7 Castle Heights, Marlborough Street, Scarborough, YO12 7GY
Price Guide £190,000



- SPACIOUS TWO BEDROOM SECOND FLOOR FLAT
- IN EXCELLENT DECORATIVE ORDER
- STUNNING SEA VIEWS FROM THE LOUNGE BAY WINDOW
- EN-SUITE TO THE MASTER BEDROOM
- OFF-STREET PARKING SPACE - GATED UNDERGROUND CAR PARK
- POPULAR CENTRAL LOCATION WITHIN SCARBOROUGH

New to the market is this BEAUTIFULLY PRESENTED, TWO BEDROOM SECOND FLOOR APARTMENT which offers STUNNING SEA VIEWS from the lounge bay window, EN-SUITE to the master, UNDERFLOOR HEATING THROUGHOUT and OFF ROAD PARKING whilst occupying a CENTRAL LOCATION within Scarborough.

In our opinion this second floor apartment is offered in excellent condition throughout offering under floor heating to all rooms and heated towel rail in the bathroom and ensuite, modern flooring, kitchen and bathroom fittings and decoration throughout making it available to move into immediately without having the worries of carrying out any works immediately. The accommodation itself briefly comprises of a generous hallway providing door access to all rooms, including the feature open plan lounge/diner and kitchen with front facing bay window offering sea views, two double bedrooms of which the master has a wet room shower en-suite and juliet balcony along with the modern style three piece bathroom suite offering bath with shower over, wash hand basin and a WC.

The apartment can be sold fully furnished if required, subject to offer.

The 'Castle Heights' block benefits from a secure entry intercom system, gated underground car park with dedicated spaces and this apartment is believed to be Leasehold with a remaining lease of approx 108 years with a ground rent of £100 per annum payable. There is a maintenance agreement in place with 'Castle Heights Management Company'. Situated on Malborough Street just off Castle road being within close proximity of the North Bay, Scarborough Castle and Town Centre Promenade giving access to a wealth of amenities including excellent transport opportunities with major bus routes and Scarborough train station being in our opinion within walking distance.

INTERNAL VIEWING IS A MUST to appreciate the size, quality and location of this stunning former show apartment. Please call our friendly office team now on 01723 352235 to arrange your viewing.





ACCOMMODATION:

SECOND FLOOR

Entrance Hallway

2.78m max x 2.64m max (9'1" max x 8'7" max)

Living Room

6.06m max x 4.32m max (19'10" max x 14'2" max)

Dining Room

4.15m x 2.87m (13'7" x 9'4")

Kitchen

3.04m x 2.90m (9'11" x 9'6")

Master Bedroom

4.65m x 2.97m (15'3" x 9'8")

En-suite to the Master

2.72m x 1.18m (8'11" x 3'10")

Bedroom Two

3.46m x 2.79m (11'4" x 9'1")

Main Bathroom

2.73m max x 2.08m max (8'11" max x 6'9" max)

OTHER:

Tenure/Maintenance

To be confirmed.

Details Prepared

TLPF/040225

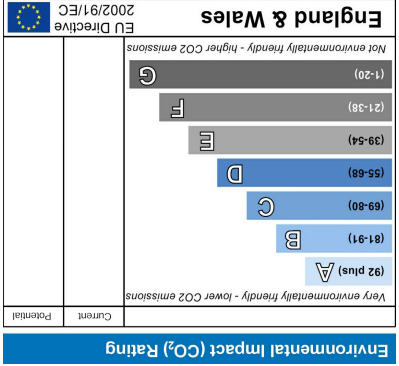
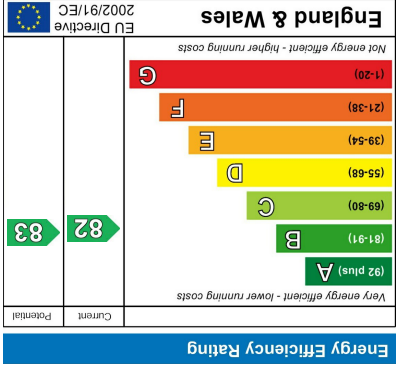


Interested? Get in touch:

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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



Approximate total area⁽¹⁾
934.02 ft²
86.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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