



Apartment 2, 38 St. Nicholas Street, Scarborough, YO11 2HF
Price Guide £140,000



- WELL PRESENTED SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- WITHIN SCARBOROUGH TOWN CENTRE

CPH are delighted to present to the market this SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT which is offered to the market in GREAT DECORATIVE ORDER and is offered to the market with NO ONWARD CHAIN. The apartment occupies a CENTRAL LOCATION and therefore would make an excellent FIRST TIME BUY/BUY TO LET/SEASIDE ABODE.

The property briefly comprises on the second floor of; entrance hallway, bay fronted lounge, separate dining room/snug, modern breakfast kitchen fitted with a range of units, two bay fronted double bedrooms and a white four-piece suite bathroom with both a freestanding bath and a separate 'walk in' shower cubicle. In our opinion, this property will appeal to a variety of buyers including first time buyers, buy to let property or those searching for a seaside abode.

Located centrally within Scarborough, the property affords excellent access to a wealth of amenities, being just a stone's throw away from Scarborough's South Bay Beach, Scarborough Town Centre's main promenade which provides local supermarkets, shops and eateries.

Early internal viewing is highly recommended in order to fully appreciate the space, setting and location on offer from this spacious apartment. To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

SECOND FLOOR

Entrance Hall

20'0" max x 12'9" max

Storage Cupboard

4'11" x 4'3"

Lounge

20'8" max into bay x 12'1"

Dining Room/Snug

14'9" x 11'1" max

Breakfast Kitchen/Diner

14'5" x 8'6"

Bedroom One

14'1" max into bay x 11'1"

Bedroom Two

13'1" max into bay x 12'1" max

Bathroom

9'10" max x 9'6" max

OTHER:

Tenure/Maintenance

We believe the property to be Leasehold with a lease length of approximately 975 years remaining. We have been informed by the owner that there is a management charge in place with Nicholsons of around £1482.66 per annum.

Details Prepared

TLPF/250325



Interested? Get in touch:

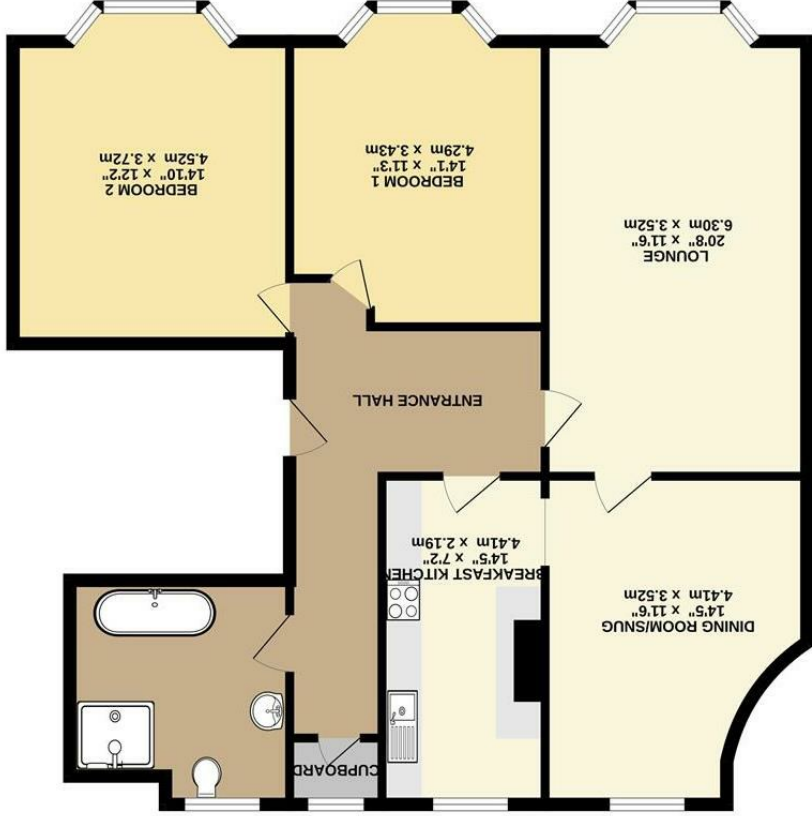
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CPH

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



While 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 misstatement. This plan is for guidance purposes 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 AutoCAD 2025



GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.

