



56 Green Howards Drive, Scarborough YO12 6PE  
Asking Price £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- PANORAMIC SEA, CASTLE & COASTLINE VIEWS
- OFF-STREET PARKING & SINGLE GARAGE
- NO ON-WARD CHAIN
- JULIETTE BALCONY WHICH MAXIMISES THE BREATHTAKING VIEWS ON OFFER
- TWO BEDROOM SECOND FLOOR APARTMENT

Nestled in the picturesque locale of Green Howards Drive, Scarborough, this charming apartment presents an exceptional opportunity for both holidaymakers and those seeking a serene place to downsize. With two well-proportioned bedrooms, this residence is designed for comfort and convenience. The open-plan lounge and dining area create a welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this property is the breathtaking views it offers. From the comfort of your own home, you can enjoy stunning vistas of the sea, the historic castle, and the beautiful coastline, all enhanced by a delightful Juliette balcony that allows you to fully appreciate the scenery.

The apartment also boasts a single garage and off-street parking for one vehicle, ensuring that you have ample space for your transportation needs. With no onward chain, this property is turn-key ready, making it an ideal choice for those looking to move in without delay.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of coastal living and modern convenience. Don't miss the chance to make this delightful apartment your own.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk).





## ACCOMMODATION

### SECOND FLOOR

Lounge/Diner  
17'0" x 11'9" max

Kitchen  
11'5" x 5'10" max

Bathroom  
9'10" x 5'6" max

Bedroom 1  
12'9" x 9'10" max

Bedroom 2  
12'9" x 6'2" max

### Tenure/Maintenance

We have been informed by the vendor that the property is leasehold with approximately 987 years remaining on the lease, a maintenance agreement is in place of which the property contributes roughly £1000pa and £130pa ground rent. Holiday lets are not permitted however pets and residential lets are. Any potential buyer should make their own enquiries in relation to this information.

### Externally

To the rear of the property you are greeted by panoramic sea, castle and coastline views. The property benefits from a Juliette balcony to enjoy these spectacular views. In addition to this the property also boasts a private parking space and single garage alongside communal gardens which are tended to included in the maintenance. The internal communal areas are well maintained also making this property the complete package.

Details Prepared  
AB250325

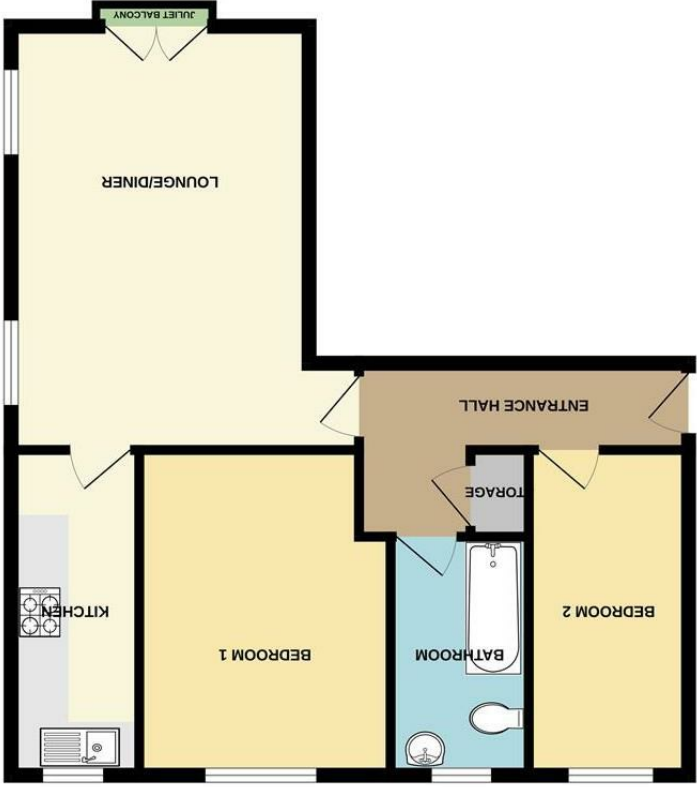


Interested? Get in touch:

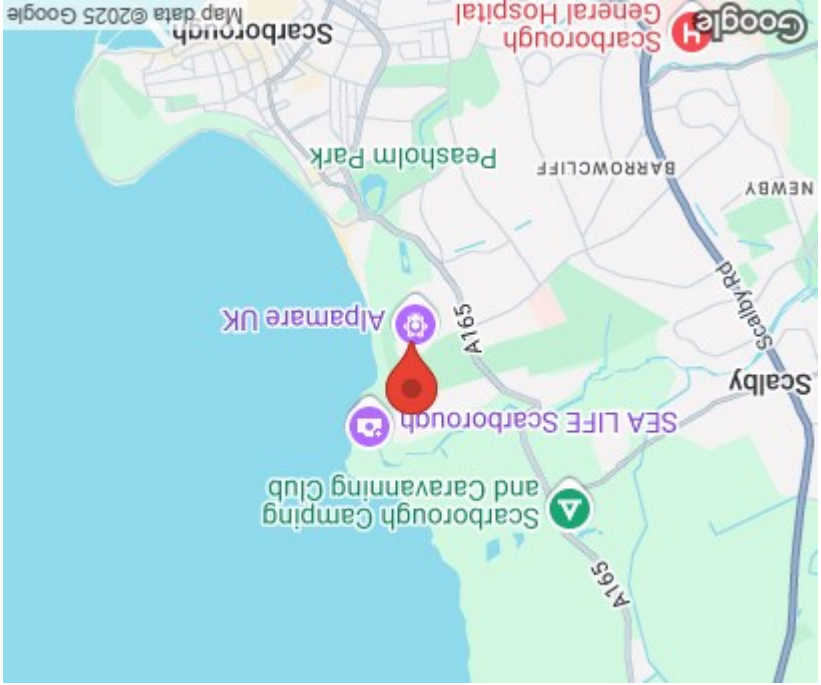
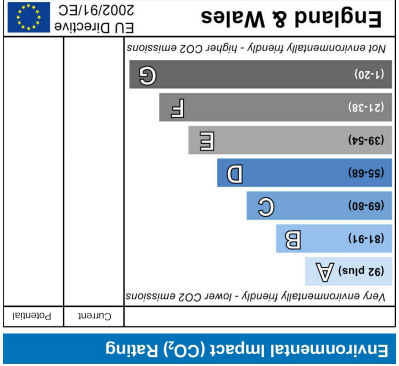
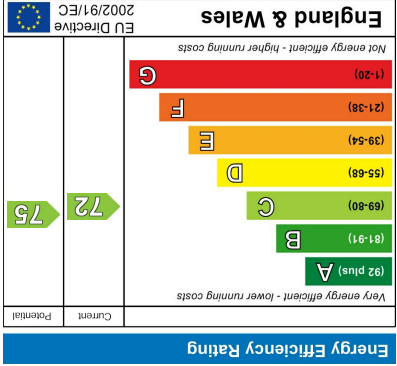
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**CPH**

GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such. 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.



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

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