



Apartment 11, Scarborough View, 86 Filey Road, Scarborough, YO11 3XS
Price Guide £350,000



- LUXURY TWO BEDROOM SECOND FLOOR APARTMENT
- FEATURE OPEN PLAN LOUNGE/KITCHEN/DINER
- TWO EN-SUITES PLUS A SEPARATE WC
- BALCONY WITH STUNNING SEA, CASTLE & COASTLINE VIEWS
- FANTASTIC LOCATION ON SCARBOROUGH'S SOUTH SIDE

CPH are delighted to be presenting to the market this LUXURY TWO BEDROOM SECOND FLOOR APARTMENT set within a newly built (2021-22) 'STATE OF THE ART' DEVELOPMENT on Scarborough's sought after SOUTH SIDE. The apartment has the additional benefit of an OFF-STREET PARKING SPACE and a REAR FACING BALCONY with BREATHTAKING SEA & CASTLE VIEWS.

Apartment 11 is accessed via a grand communal hall on the ground floor which offers a choice between stairs and a lift facility to all floors together with guest WC's and a reception/lounge area. This apartment is located on the second floor and briefly comprises; entrance hallway with a WC and a utility cupboard, a feature open plan living room/dining room/kitchen with access on to the balcony and two bedrooms, both with en-suites. The external of the property has been carefully detailed and benefits from a communal garden with a bin store, a seating area and an off-street parking space with the benefit of an electric car charging point.

Scarborough View is a 'state of the art' development built CIRCA 2021 - 2022 consisting of fifteen luxury apartments. It was innovatively designed to a high standard the building itself is of an 'ICF insulated' concrete build with a 'Cutting Edge' construction method which offers low emissions, an 'MVP' Flow system, double glazing with argon filled air gap, mechanical ventilation with heat recovery, Solar panels and much more.

This property is nestled in the sought after South side of Scarborough on Filey Road, close to local amenities including South Cliff Golf Club, A tearoom and being in catchment to a range of popular schools.

We feel that this apartment would be well-suited to those seeking a luxury holiday apartment, a second home or a stylish seaside abode.





ACCOMMODATION:

SECOND FLOOR

Entrance Hall

Open Plan Lounge/Kitchen/Diner
26'6" max x 24'3" max

Utility Cupboard

WC
5'2" x 3'3"

Bedroom One
15'5" max x 11'5" max

En-suite
8'6" max x 7'6"

Bedroom Two
15'1" max x 9'10"

OTHER:

Tenure/Maintenance

We have been informed that the property is Leasehold with a Share of the Freehold. There is a maintenance agreement in place, ran in house by Scarborough View Residents Ltd at a cost of approximately £1700 per annum.

Details Prepared
TLPF/260325



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only 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.
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SECOND FLOOR

