



12 Fairview Court St. Martins Avenue, Scarborough YO11
Offers Over £120,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Immaculately Presented Basement Apartment, recently modernised.
- Open plan Lounge Diner Kitchen
- Two Bedrooms and bathroom
- Leasehold with share of FREEHOLD
- Viewing is a must, Popular South cliff location

Welcome to this charming basement apartment located on St. Martins Avenue in the picturesque town of Scarborough. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a cosy retreat by the coast.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, providing a warm and inviting atmosphere for relaxation or entertaining guests. The apartment features two well-proportioned bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. The layout is thoughtfully designed to maximise space and light, ensuring a pleasant living experience.

The bathroom is conveniently situated, equipped with essential amenities to cater to your daily needs. The apartment's location on St. Martins Avenue places you within easy reach of Scarborough's stunning beaches, vibrant town centre, and a variety of local shops and eateries, making it an ideal spot for those who appreciate both convenience and leisure.



This property presents an excellent opportunity for anyone looking to embrace coastal living in a charming and accessible setting. Whether you are a first-time buyer, a downsizer, or seeking a rental investment or second home, this basement apartment is sure to impress. Do not miss the chance to make this lovely space your own. The property is Leasehold with a share in the Freehold

Located on Scarborough's popular South Cliff area close to the Esplanade, South Bay, Ramshill Shops and the Town Centre itself. In our opinion, this property offers spacious accommodation, plentiful storage and is in a well maintained and prominent block.

We highly recommend an early viewing of this property - call our friendly sales team on . 01723 352235



Communal Entrance

3'3" x 6'3"

Hallway

3'3" x 17'10"

Lounge/Diner

15'8" x 17'1"

Kitchen

9'11" x 5'10"

Bedroom 1

12'5" x 10'10"

Bedroom 2

10'10" x 7'3"

Bathroom

12'5" x 5'11"

Tenure

The property is Leasehold with a share in the Freehold. The lease has 986 years remaining. The block is managed by Ellis Hay and we are advised that the annual fees are in the region of £1344, paid quarterly.

Council Tax and EPC

Tax band - b

EPC - 67 D

Details Prepared by/ Date

GV 17/04/25



Interested? Get in touch:

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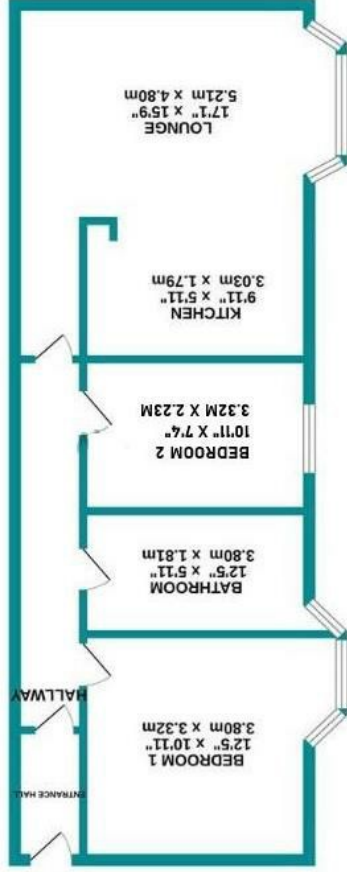
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.
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 or omission or mis-statement. This plan is for the guidance of prospective purchasers 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 operation or efficiency can be given.
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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.

