



106 Kepwick House, The Sands Peasholm Gap, Scarborough, YO12 7TN

Price Guide £375,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- A LUXURY TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LIVING/KITCHEN/DINING SPACE
- IDEAL FOR A SEASIDE HOME AND/OR HOLIDAY LET
- BALCONY WITH BREATHTAKING SEA/CASTLE VIEWS
- ON-SITE GYMNASIUM
- LOCATED ON SCARBOROUGH'S NORTH BAY BEACH

This TWO BEDROOM LEASEHOLD APARTMENT is situated on the FIRST FLOOR of the AWARD WINNING 'THE SANDS' DEVELOPMENT, located on Scarborough's NORTH BAY BEACH with a BALCONY providing EXCELLENT SEA/CASTLE VIEWS. The property would make an IDEAL HOLIDAY HOME/RENTAL and benefits from use of the ON-SITE GYM.

'The Sands' is an exclusive, gated development which leads out straight onto Scarborough's North Bay and beach. Also within the immediate area lies a variety of eateries, a convenience store and Peasholm Park as well as 'Alpamare' waterpark and Scarborough's Open Air Theatre, making this an ideal holiday rental.

The contemporary apartment comprises on the first floor and briefly comprises, entrance hall with built-in storage which houses the boiler, an open plan living/dining/kitchen with sliding doors out to the balcony. A master bedroom with an en-suite shower room, a double bedroom and a bathroom. The balcony offers stunning Sea views to Scarborough Castle and surrounding areas. Within the development itself lies an on-site gymnasium and CCTV security.

Early internal viewing is truly a must and can be arrange via our friendly team in the office on 01723 352235 or by visiting our www.cphproperty.co.uk





'In House' Management Option at The Sands
The 'Hassle Free' management scheme that Escape 2 The Sands offers gives you total peace of mind meaning that all aspects of your apartment management are taken care of. The service includes the following:

ACCOMMODATION:

FIRST FLOOR

KEPWICK 106

Entrance Hallway
12'5" max x 10'9" max

Open Plan Living/Kitchen/Dining
22'3" max x 17'4" max

Balcony
10'9" x 3'11"

Bedroom One
13'5" max x 11'1" max

En-Suite to Bedroom One
8'2" x 5'10" max

Bedroom Two
11'1" x 10'2"

Bathroom
8'2" x 6'6"

OTHER:

- On-site management
- Marketing
- Processing bookings
- Taking all payments
- Meeting & greeting your guests
- Checking out your guests
- Outstanding customer service
- Dealing with all emergencies
- Full changeover/cleaning of your apartment
- A full maintenance service
- Sourcing the best utilities rates
- Paying of all utilities (water & electric)
- Sourcing the best business rate relief/council tax band
- Paying of council tax/business rates
- Paying of TV license

Tenure and Maintenance
We have been informed that the property is Leasehold with approx 137 years remaining. We have also been informed that the maintenance charge is approx £1600 per annum with a £261 ground rent charge. We are not aware of any restrictions.

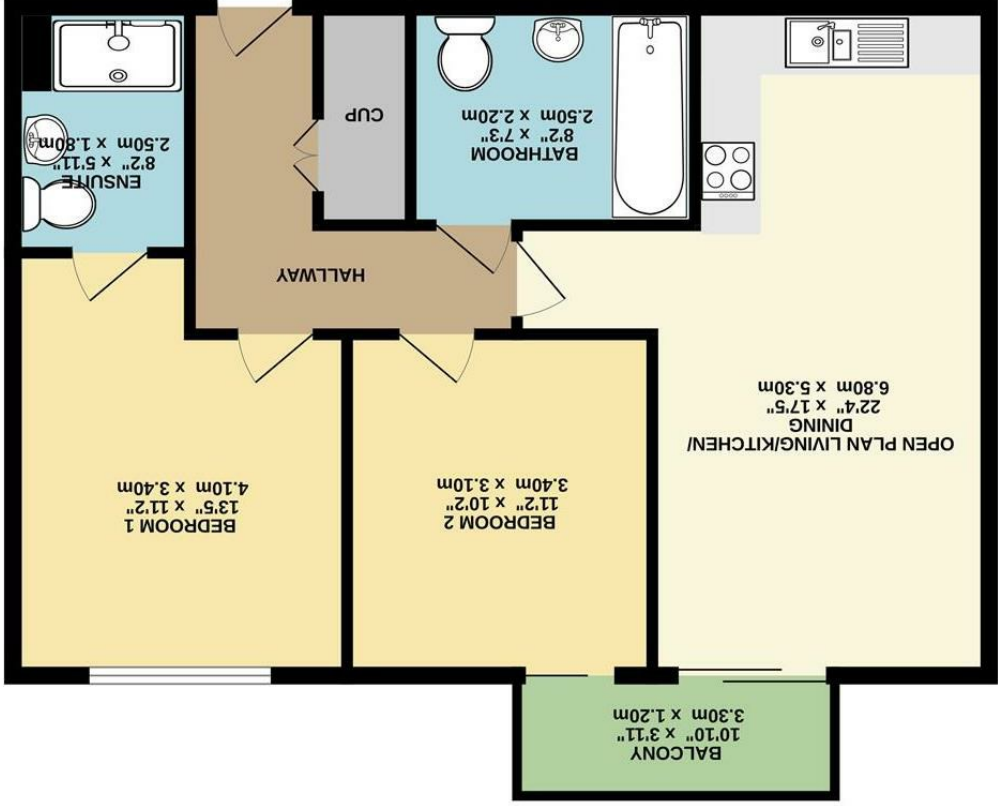
Details Prepared
TLPF/181023

Interested? Get in touch:

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FIRST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.4 sq.m.) approx.
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 misstatement. 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 is made with regard 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

