



FFF 7 Guards Court, Scarborough, YO12 6QR
Price Guide £200,000

CPH

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- TWO BEDROOM FIRST FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYER/INVESTMENT OPPORTUNITY
- MODERN FITTED KITCHEN
- JULIETTE BALCONY WITH SUPERB SEA VIEWS
- SOUGHT AFTER NORTH SIDE LOCATION
- OFFERED WITH NO ONWARD CHAIN

CPH are delighted to be presenting to the market this WELL PRESENTED FIRST FLOOR APARTMENT which provides SPACIOUS ACCOMMODATION and JULIETTE BALCONY to admire the SUBERB SEA VIEWS over Scarborough's NORTH BAY. The property benefits from TWO DOUBLE BEDROOMS, MODERN KITCHEN/DINER and GARAGE. Offered to the market with NO ONWARD CHAIN.

The property has been well maintained with electric storage heating and uPVC double glazing throughout. the accommodation briefly comprises of; inner hallway with built-in storage including a washing machine, spacious lounge area with double doors to the Juliette balcony providing sea views and views to Scarborough Castle via a side window, a modern kitchen/diner with integrated oven and hob, two double bedrooms with built in wardrobes and one with double doors leading to a further Juliette balcony and the house bathroom with three-piece suite. Externally, the property offers a separate garage and stunning views to the sea and well maintained communal gardens.

Guards Court is part of a modern residential development on the North side of town off Burniston Road, close to North Cliff Golf Course and within easy reach of the town centre and numerous further amenities including a mini supermarket, recently built Alpamare water park plus a choice of popular eating and drinking establishments. Also within close proximity are the North Bay, Open Air Theatre and Peasholm Park plus scenic walks along the Cleveland Way.

Offered with NO ONWARD CHAIN and internal viewing is highly recommended to appreciate the size, setting and condition of this attractive first floor apartment. Viewings can be arranged via our friendly team in the office on 01723 352235 or visit our website www.cphproperty.co.uk





ACCOMMODATION:

FIRST FLOOR

Lounge

17'8" max x 15'5" max

Kitchen/Diner

13'5" max x 11'5"

Bedroom One

12'9" max x 11'5" max

Bedroom Two

10'2" max x 9'6" max

Bathroom

10'5" max x 6'10" max

OTHER:

Garage

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold and has approximately 970 years left on the lease. The maintenance charge includes the ground rent, garden maintenance, window cleaning and minor repairs. The maintenance charge is £1200 per annum and is reviewed annually in the month of July.

Restrictions - Holiday lets are not permitted. Two pets are allowed.

Details Prepared

AB/210525



Interested? Get in touch:

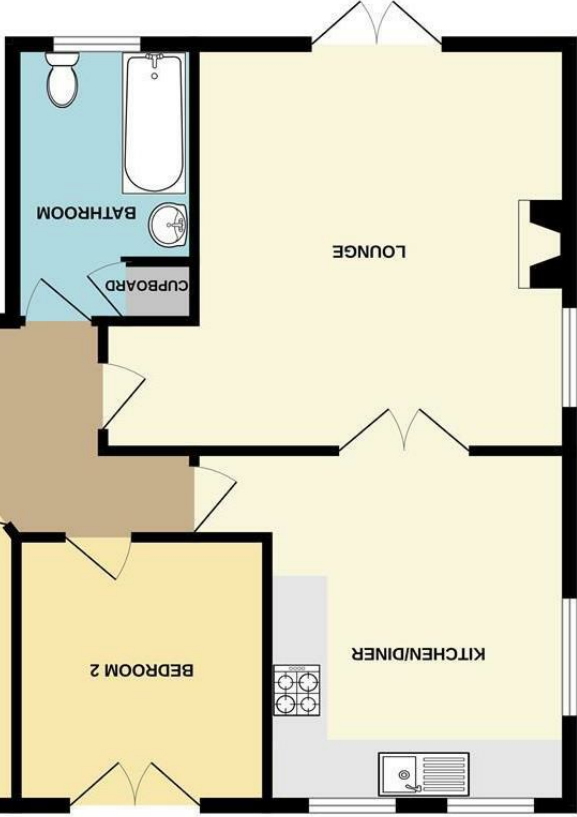
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any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



While every effort has been made to ensure the accuracy of the figures contained here, 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. 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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GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.

