



12 Fairview Court St. Martins Avenue, Scarborough - YO11 2DA

Offers Over £120,000

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12 Fairview Court St. Martins Avenue

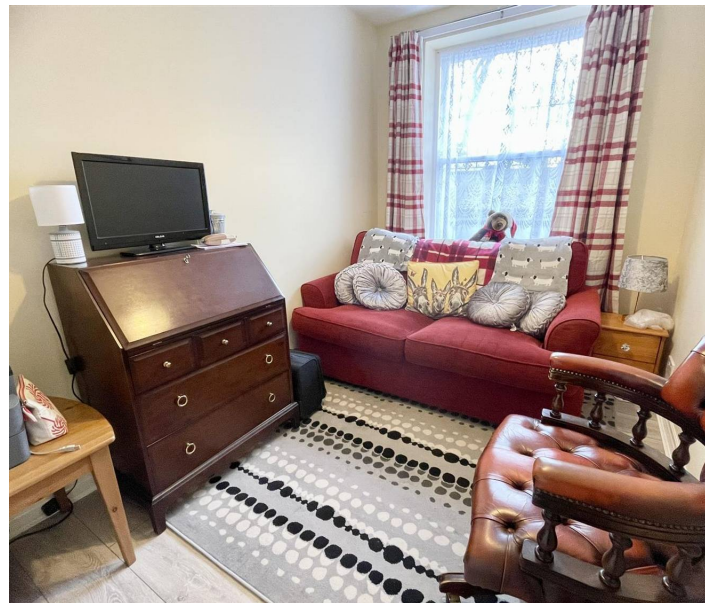
Scarborough, Scarborough

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

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



Communal Entrance

Dimensions: 1.0 x 1.91 (3'3" x 6'3").

Hallway

Dimensions: 1.00 x 5.45 (3'3" x 17'10").

Lounge/Diner

Dimensions: 4.80 x 5.21 (15'8" x 17'1").

Kitchen

Dimensions: 3.03 x 1.79 (9'11" x 5'10").

Bedroom 1

Dimensions: 3.80 x 3.32 (12'5" x 10'10").

Bedroom 2

Dimensions: 3.32 x 2.23 (10'10" x 7'3").

Bathroom

Dimensions: 3.80 x 1.81 (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

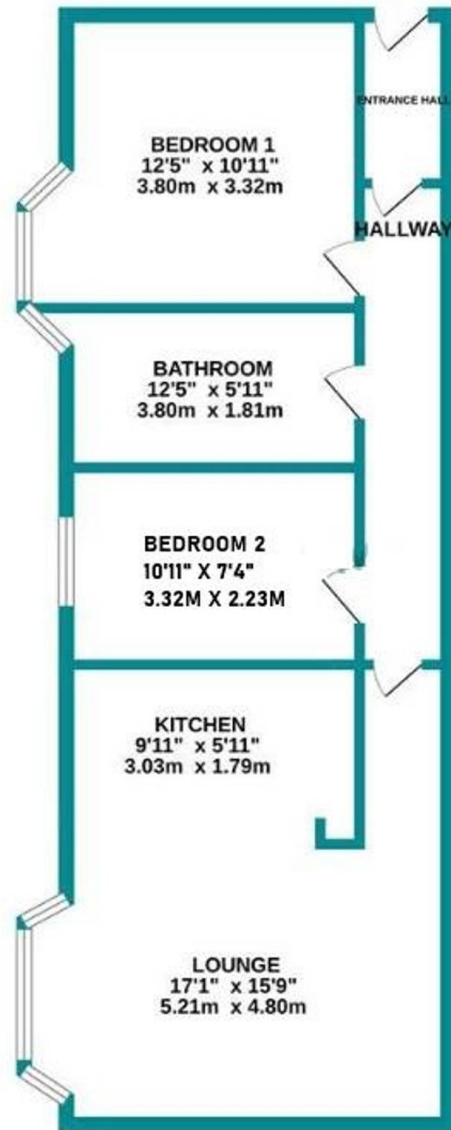
Tax band - b EPC - 67 D

Details Prepared by/ Date

GV 17/04/25



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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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