



Flat 5 66 Esplanade, Scarborough YO11 2UZ

Offers In The Region Of £370,000

Prestige
Collection
cphproperty.co.uk

Esplanade, Scarborough

Offers In The Region Of
£370.000

+++ CPH are delighted to offer to the market, 'in our opinion' this most spectacular Freehold PENTHOUSE apartment located on the highly desirable ESPLANADE of Scarborough. The apartment offers spectacular views across Scarborough's South Bay and overlooks the Italian Gardens and Clock Tower. The apartment itself offers spacious accommodation with a LUXURIOUS and QUALITY interior throughout. The size, location and views on offer from this apartment be truly appreciated by having a physical viewing. The Quality of the fittings and decor is second to none. PRIVATE PARKING, LIFT, VACANT POSSESSION AND NO ONWARD CHAIN
+++

The property is accessed via a glazed communal entrance hall with a staircase and Lift. The apartment comprises; Grand entrance hall with Fitted cupboards and space for Dining table. The Penthouse apartment is the only apartment located on the third floor.

From the hallway there is access to a Generous and light living room with dual aspect windows and balcony doors, wooden steps lead onto the private balcony which features breath-taking views across the Esplanade looking towards the Clock Tower and over South Bay to the Castle and harbour. The property offers a modern fitted kitchen with integrated appliances, range style cooker and 'Rako' zoned lighting system. The property also features a Bang Olufsen Entertainment system.

There are two generous bedrooms both with fitted wardrobes, one of which features a rear facing balcony with views towards Oliver's Mount, and the master of which has a luxury en-suite shower room. There is also a further Shower room which serves the property.

Externally, there is a Private parking area to the rear of the property with off-street car parking for approximately two/three vehicles and a secure store.

Located on Scarborough's renowned Esplanade, the property is a short walk away from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa.

Viewing is strictly by appointment only with soles selling agents, CPH. Call our friendly team on 01723 352235.



A most spectacular Freehold PENTHOUSE apartment located on the highly desirable ESPLANADE of Scarborough. The apartment offers spectacular views across Scarborough's South Bay and overlooks the Italian Gardens and Clock Tower.



- Prestigious Penthouse Freehold Apartment.
- Spectacular sea Views over Scarborough's Harbour and South Bay.
- Two Double bedrooms with Master Ensuite.
- Two Balconies.
- Lift Facility.
- Private Off street Parking for 2/3 vehicles and secure store.
- Offered with Vacant Possession and No onward Chain.

Accommodation

Hallway with Dining area
Doors off to all rooms. Internal Storage Cupboards.

Lounge
23'11" x 19'4"
With Access to external Balcony which provides fantastic sea views over Scarborough's South Bay.

Kitchen
17'0" x 7'10"

Bedroom One
17'8" x 17'0"

Ensuite
9'6" x 6'6"

Bedroom Two
17'0" x 11'5"

Shower room

Outside

The property has a front and rear facing balconies.
PARKING - To the rear of the property is a private parking area with parking for 2/3 vehicles dependant on size. There is also a metal Storage unit which belongs to the apartment.

Tenure

We have been informed by the Vendor that the property is Freehold with an in-house management company in place, namely, 'Premier Apartments LTD'. All five apartment owners within the block are directors within the management company. We have also been advised that the annual service charge is believed to be around £2,000 per annum to include building insurance. Pets and Assured Shorthold Tenancies are permitted, however, Holiday Letting is NOT PERMITTED. *We do however advise that matters subject to the tenure, maintenance and restrictions are to be clarified via a solicitor at the time of purchase

Council Tax and EPC
Council Tax Band - D
EPC Rating - E (49)

Details Prepared by/ Date
GV 22/06/24



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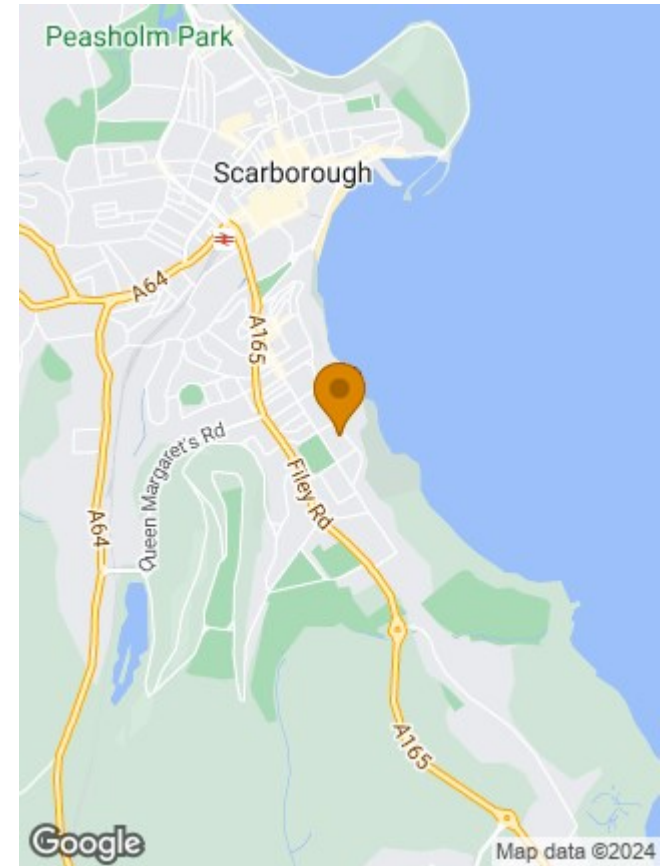




GROUND FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA: 1502 sq.ft. (139.5 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 for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	62
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Interested? Get in touch today:
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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