



24 Fairview Court St. Martins Avenue, Scarborough YO11
Offers In The Region Of £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Upper Ground Floor Leasehold Apartment
- Generous Lounge Diner
- Two bedrooms
- Sought after South cliff location
- Vacant possession and No onward chain
- Viewing Recommended

Welcome to this charming upper ground floor flat located on the desirable St. Martins Avenue in Scarborough. This two bedroom flat would make an ideal choice for couples, small families, or those seeking a comfortable retreat by the coast.

As you enter, you will be greeted by a generous lounge diner, perfect for relaxing or entertaining guests. The layout offers a warm and inviting atmosphere, allowing for a seamless flow between living and dining spaces. The flat is situated in a sought-after area of South Cliff, known for its picturesque surroundings and proximity to local amenities, making it a convenient choice for everyday living.

One of the key advantages of this property is that it comes with vacant possession and no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to invest in a new home or seeking a holiday retreat, this flat presents an excellent opportunity.

With its prime location and well-proportioned living spaces, this flat is sure to attract interest. Do not miss the chance to view this delightful property and envision the lifestyle it offers in the beautiful coastal town of Scarborough.





Entrance Hall
17'8" x 3'3" max

Lounge Diner
19'8" x 15'8"

Kitchen
10'9" x 8'6"

Bedroom One
12'9" x 10'2"

Bedroom Two
10'2" x 6'10"

Bathroom
7'10" x 6'10"

Tenure
LEASEHOLD - 999 FROM 2011 - £1344 per annum
maintenance.
managed via ellis hay

EPC and Council Tax
Council tax - B
EPC - Tbc

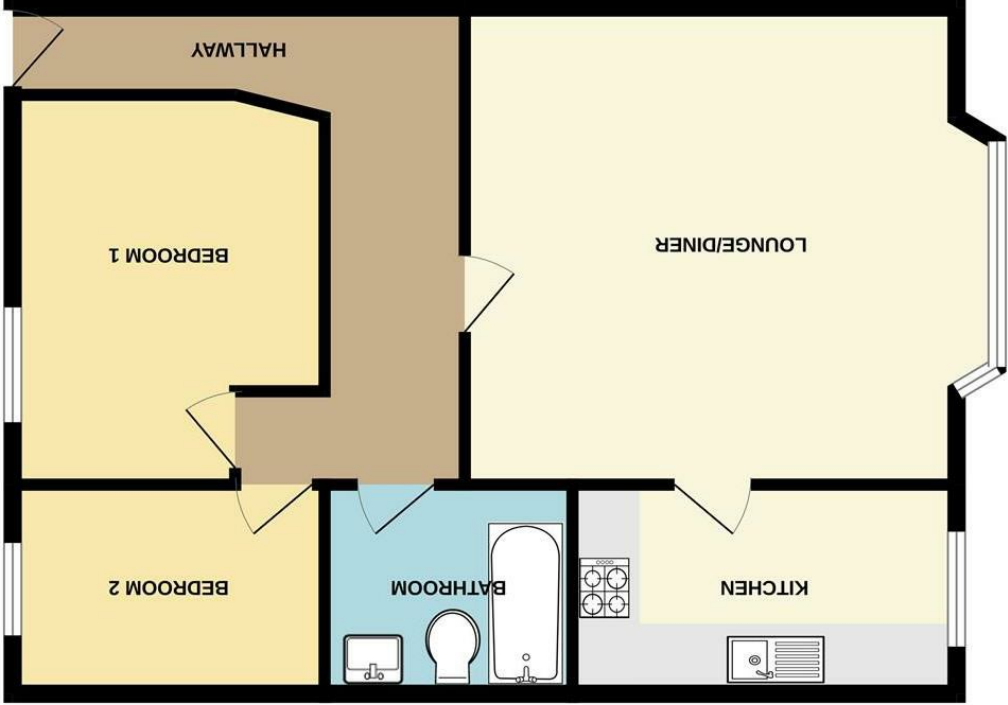
Details Prepared by/ Date
GV 22/03/25



Interested? Get in touch:

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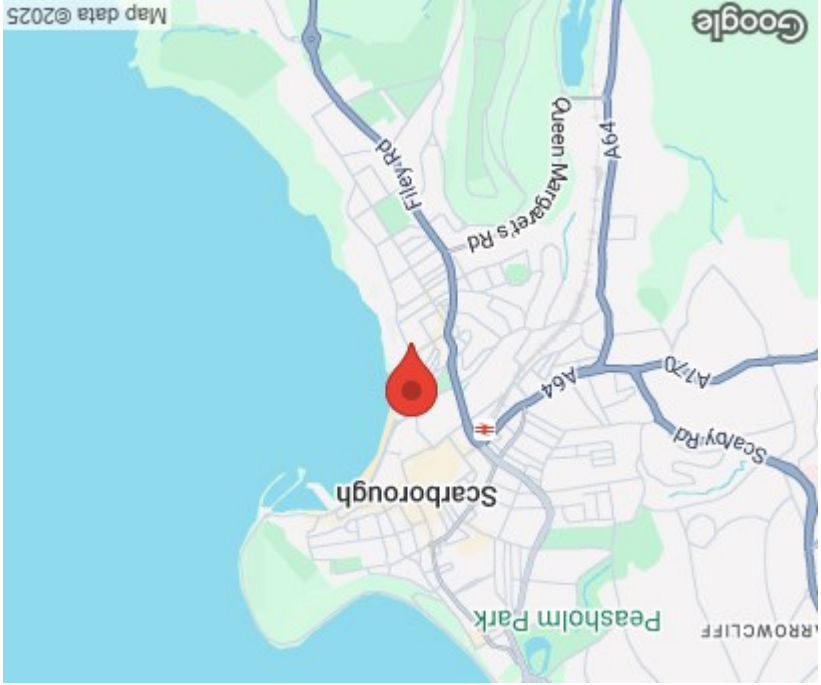
GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

What 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 responsible 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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England & Wales		
EU Directive 2002/91/EC		
	Not energy efficient - higher running costs	
	(1-20)	G
	(21-38)	F
	(39-54)	E
	(55-68)	D
	(69-80)	C
	(81-91)	B
	(92 plus)	A
	Very energy efficient - lower running costs	
	Current	Potential
Energy Efficiency Rating		

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



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

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