



Flat 5., 2. St Nicholas Mews, Cliff Bridge Place, Scarborough, YO11

Guide Price £55,000

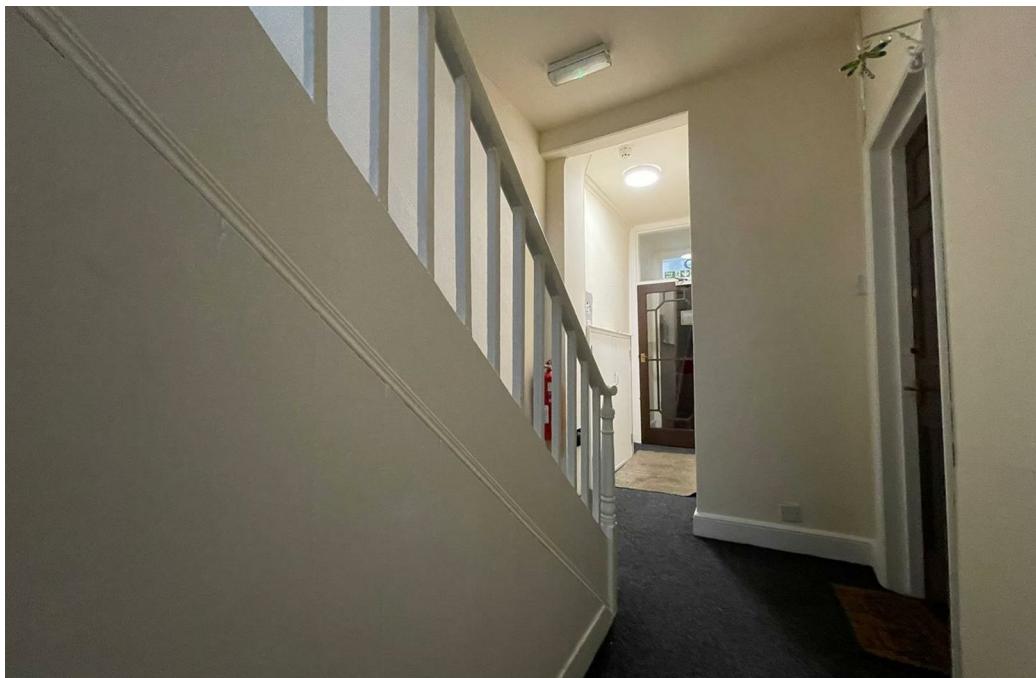
- BASEMENT APARTMENT
- GAS CENTRAL HEATING
- LEASEHOLD 153 YRS REMAINING
- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- MAINTENANCE FEE 2026 £1546.25/PA
- OPEN PLAN LOUNGE, DINING AND KITCHEN
- CLOSE TO BOTH NORTH AND SOUTH BAY
- GROUND RENT £50.00/PA

2. St Nicholas Mews, Scarborough YO11 2EZ

Andrew Cowen Estate Agents welcome to the market this **ONE BEDROOM, BASEMENT APARTMENT**, with **NO ONWARD CHAIN**, situated close to the **TOWN CENTRE**, has an **OPEN PLAN LOUNGE/DINING AND KITCHEN AREA**, in need of general modernisation and would benefit a **NUMBER OF BUYERS** Including those looking for a '**SEASIDE BOLTHOLE**' to enjoy all that **SCARBOROUGH HAS TO OFFER**.



Council Tax Band: A



This property briefly comprises communal entrance into the front bay window lounge, dining and kitchen area with integrated electric hob and oven, a good size double bedroom and a three-piece bathroom. Gas central heating throughout.

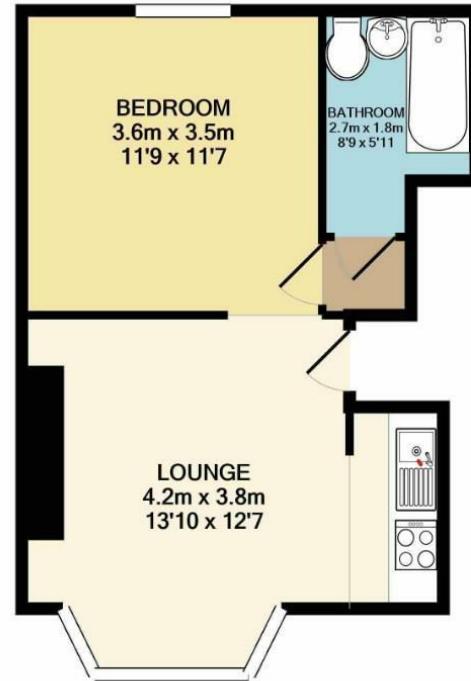
Positioned on Cliff Bridge Place, the apartment is just a short walk from Scarborough Town Centre, offering a range of high street and independent shops. Additionally, both South and North Bay Beaches are easily accessible.

We are informed the property is Leasehold with 153 years remaining.
Ground Rent £50.00/pa
Maintenance charge for 2026 £1546.25/pa

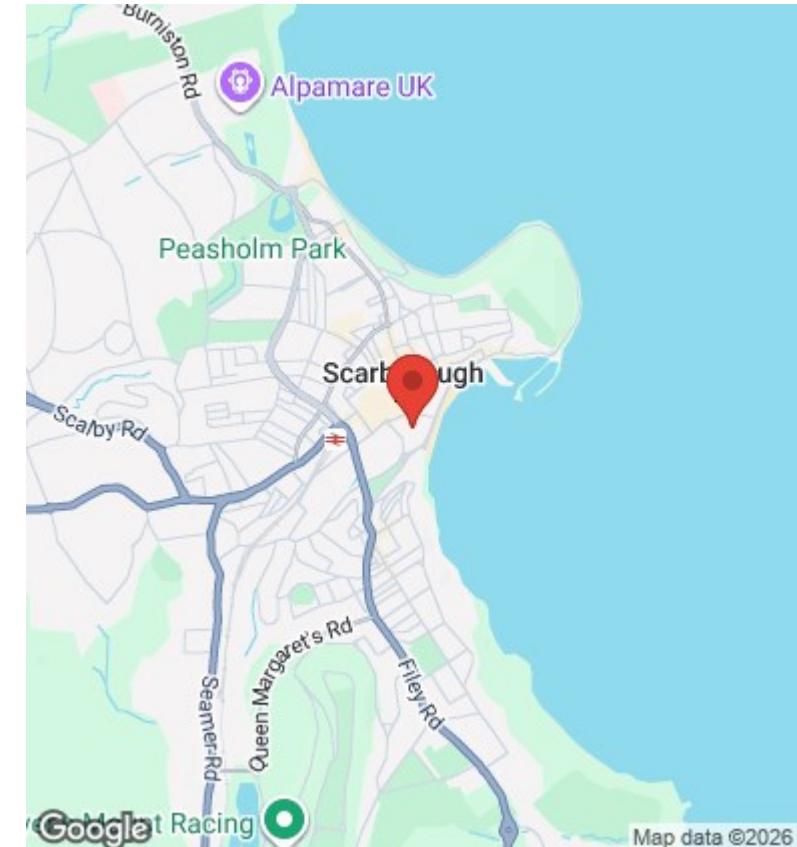
*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

To arrange a viewing, please call one of our friendly Sales Team on 01723 377707.





TOTAL APPROX. FLOOR AREA 34.4 SQ.M. (370 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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01723 377707



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			