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Flat 1, 32 Esplanade Gardens, Scarborough

Guide Price £145,000



- Private patio garden
- Beautifully presented Freehold Garden flat
- Two bedrooms and modern shower room
- Generous lounge diner and modern kitchen
- Located in a sought after area of Scarborough
- Should suit a variety of buyers including second home owners

We are delighted to present this elegant two-bedroom Freehold flat with its own entrance, offering a harmonious blend of period charm and contemporary style throughout. The property features a spacious and inviting living area, beautifully enhanced by a large bay window that floods the room with natural light, a decorative feature fireplace, plush carpeting, and elegant chandelier lighting. The open plan layout seamlessly connects the living and dining spaces, creating a versatile and sociable environment perfect for relaxation and entertaining. Both bedrooms are generously proportioned, with the principal bedroom boasting modern décor, a plush carpet, ample built-in storage, and a chic lighting fixture.. The sleek shower room is thoughtfully designed, featuring an elegant walk-in shower with glass screen, wood-effect flooring, stylish tiled walls, and a contemporary vanity unit for convenient storage.

The rear of the property opens onto private courtyard with storage. Beyond the courtyard, is a private patio with seating area offer additional space for entertaining or peaceful relaxation, an idyllic, low-maintenance outdoor setting with decorative planters, perfect for unwinding or enjoying al fresco dining.. Modern comforts are thoughtfully integrated, including efficient electric wall-mounted radiators, recent water tank and tasteful, high-quality fixtures and finishes throughout.





This delightful flat is ideally suited for professionals, couples, second home owners, or small families seeking a stylish and comfortable home with both indoor elegance and serene outdoor spaces. With its blend of space, luxurious modern touches, and private garden area, this property truly stands out as a unique opportunity. Viewing is highly recommended to fully appreciate the charm and versatility on offer - contact us today to arrange your visit and experience this exceptional home for yourself.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

Kitchen 14' 6" x 8' 4" (4.42m x 2.53m)

Lounge 23' 0" x 14' 9" (7.01m x 4.50m)

Main Bedroom 15' 7" x 13' 0" (4.76m x 3.97m)

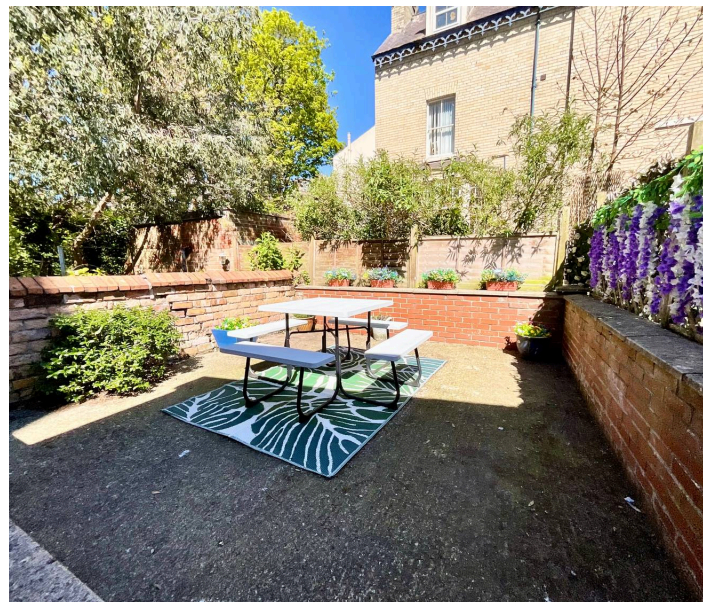
Bedroom 11' 10" x 7' 10" (3.60m x 2.40m)

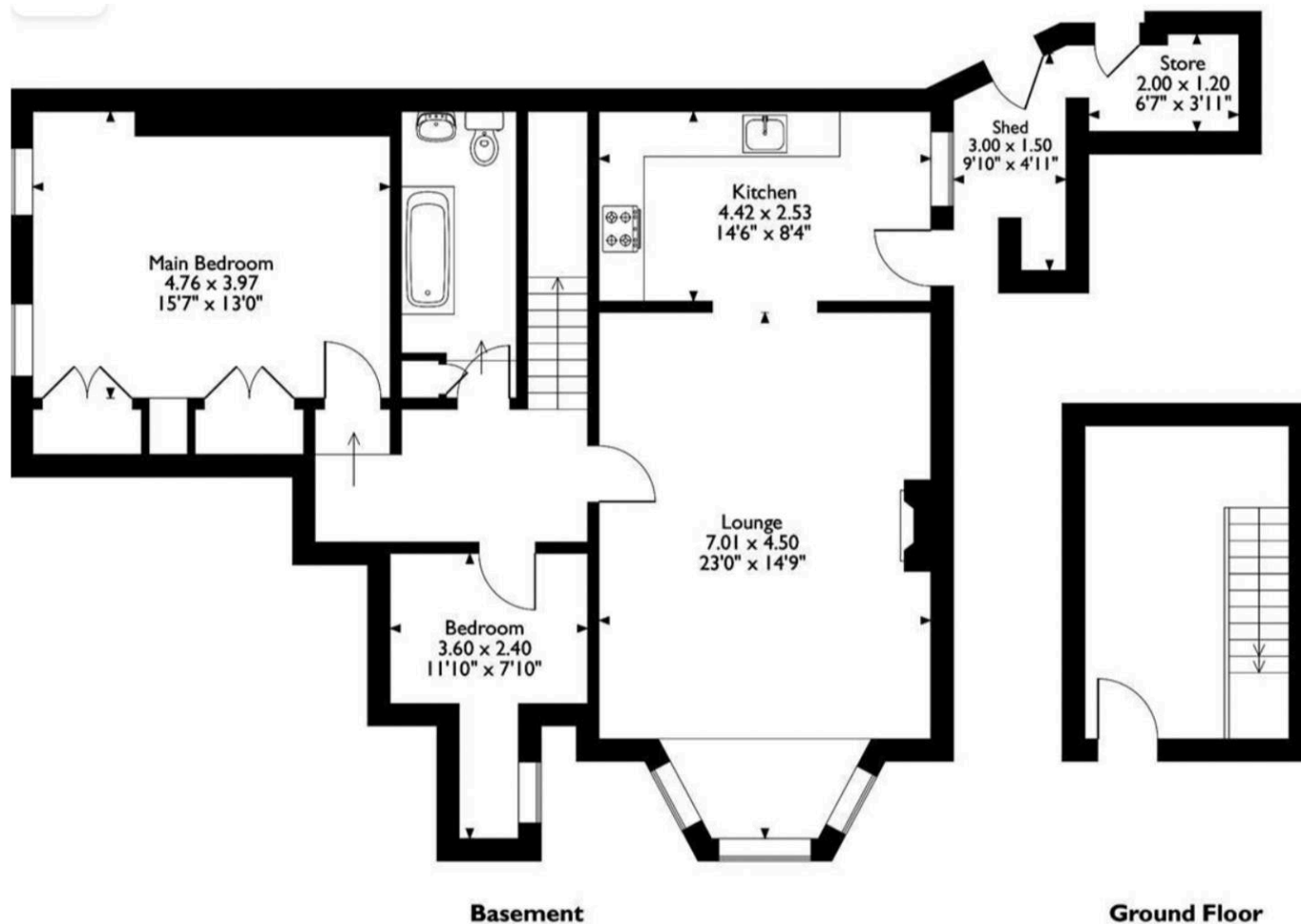
Shower room

Store 6' 7" x 3' 11" (2.00m x 1.20m)

Shed 9' 10" x 4' 11" (3.00m x 1.50m)

Please note: If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Tenure and Maintenance:

We are informed by our vendor that the property tenure is Freehold with a deed of covenant in place. Walker Landray are the managing agent at an annual sum of £980. The vendor isn't aware of any restrictions although please rely on your own enquiries with regard to this.

Interested?

Contact our friendly team today
 ☎ 01723 352235 | ✉ sales@cphproperty.co.uk
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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