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For over 30 years

Apt 209 Peasholm Gap, Kepwick House Peasholm Gap, Scarborough

Guide Price **£187,500**



Apartment 209 Kepwick House

- LUXURY ONE BEDROOM SECOND FLOOR APARTMENT SITUATED ON AN EXCLUSIVE GATED DEVELOPMENT
- INVESTMENT OPPORTUNITY WITH AN EXPECTED RETURN OF APPROX £10,000 PER ANNUM
- MODERN BATHROOM WITH A SHOWER OVER BATH
- DESIRABLE BEACHFRONT LOCATION
- PRIVATE PARKING
- LIFT ACCESS AND ON-SITE GYM
- PRIVATE REAR FACING BALCONY
- NO ONWARD CHAIN

We are delighted to present this luxury one bedroom second floor apartment, which is complete with one bathroom, a balcony and private parking. All within an exclusive gated development which has lift access and an on-site gym whilst being situated on Scarborough's North Bay Beach.

'The Sands' is an exclusive, gated development which leads out straight onto Scarborough's North Bay and beach which has an on-site gym and lift access within the building. Also within the immediate area lies a variety of eateries, a convenience store and Peasholm Park as well as Scarborough's Open Air Theatre, making this an ideal holiday rental.

This impressive property offers a superb investment opportunity with an expected return of approximately £10,000 per annum. The apartment boasts an inviting layout, featuring a beautifully appointed living area that opens onto a private rear-facing balcony, ideal for relaxing and enjoying tranquil surroundings. The contemporary kitchen is thoughtfully designed with quality fittings, seamlessly blending style and functionality.





The generous double bedroom offers comfort and space, complemented by a modern bathroom complete with a shower over bath for added convenience. Residents benefit from private parking and lift access, ensuring ease and security at every turn. Located within easy reach of local amenities and transport links, this property combines luxury living with everyday practicality. With no onward chain, early viewing is highly recommended to fully appreciate all that this outstanding apartment has to offer.

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

SECOND FLOOR

Hallway 10' 6" x 9' 10" (3.20m x 3.00m)

Kitchen/Living Room 22' 0" x 9' 10" (6.70m x 3.00m)

Bedroom 11' 2" x 9' 2" (3.40m x 2.80m)

Bathroom 8' 2" x 6' 3" (2.50m x 1.90m)

Business Rates: - We have been advised that the rateable value of this property is £2000 (1st April 2026 to present). The property therefore qualifies for 100% small business rates relief.

TENURE/MAINTENANCE - We have been informed that the property is Leasehold with approximately 131 years remaining. We have also been informed that the service charge and ground rent are approximately £1,500 per annum. We are not aware of any restrictions.

HMRC - 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.



SECOND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 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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Interested?

Contact our friendly team today
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With you every step of the way



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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