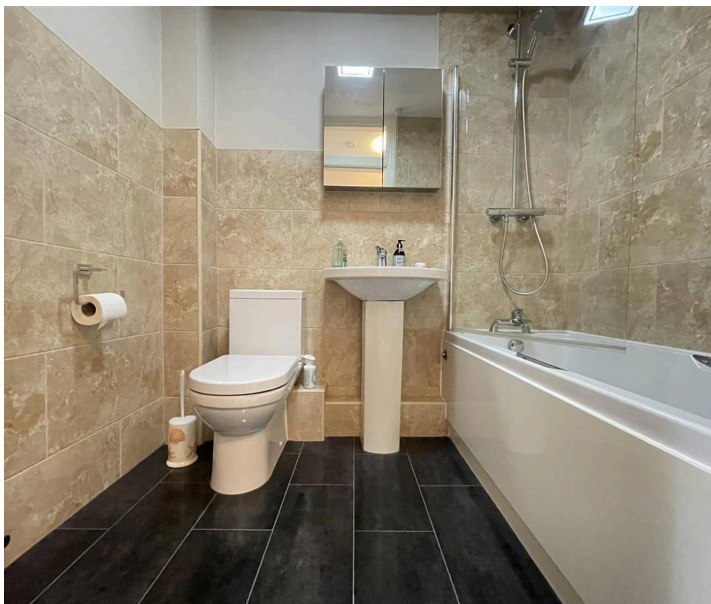




CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

Flat 3, Linwood Court, 18 Filey Road

Offers in Region of **£135,000**



Flat 3

Linwood Court, Scarborough

- PRIVATE PARKING TO THE REAR
- IDEAL SECOND HOME/FIRST TIME BUY WITH NO ONWARD CHAIN
- HIGHLY REGARDED SOUTH SIDE LOCATION
- TWO BEDROOM FIRST FLOOR FREEHOLD APARTMENT
- WELL-PRESENTED SPACIOUS LIVING ACCOMMODATION

Ideal FIRST TIME BUY or perfect for someone looking to downsize close to amenities. This GENEROUS, FIRST FLOOR, TWO BEDROOM APARTMENT benefits from GENEROUS LOUNGE/DINER, MODERN SHOWER BATHROOM, KITCHEN WITH AMPLE STORAGE as well as PRIVATE OFF-STREET PARKING within the car park to the rear of the property. The apartment is well located within this IMPOSING, DETACHED BUILDING with off-street parking. The property occupies an enviable central location on Scarborough's South Cliff only a short walk to local amenities on Ramshill Road and shopping parade. The property also affords excellent access to the nearby Esplanade, Clock Tower and Italian gardens, not to mention Scarborough's South Bay and the beach.

The Freehold flat is accessed via a communal entrance with stairs leading to the flats own private entrance and briefly comprises; entrance hall with two storage cupboards, spacious lounge/diner, kitchen fitted with a range of wall/base units and an electric oven, a master bedroom, a further double bedroom with fitted wardrobes and a modern three-piece suite bathroom.

This would be ideally suited to a number of buyers, most notably for investment as a second home or as a permanent home possibly for a couple looking to downsize. Offered with NO ONWARD CHAIN early internal viewing is highly recommended.

To arrange a viewing please call our friendly team in the office now on or via the website on www.cphproperty.co.uk



ACCOMMODATION

FIRST FLOOR

Entrance Hall

Lounge/Diner

Dimensions: 6.2 x 3.3 max (20'4" x 10'9" max).

Kitchen

Dimensions: 3.0 x 2.7 max (9'10" x 8'10" max).

Bathroom

Dimensions: 2.1 x 1.7 max (6'10" x 5'6" max).

Bedroom 1

Dimensions: 3.8 x 3.2 max (12'5" x 10'5" max).

Bedroom 2

Dimensions: 3.7 x 2.3 max (12'1" x 7'6" max).

Externally

To the rear of the property lies a private residents car park which is shared with Lynwood Lodge and offers off-street parking on a first come first served basis however has ample spaces to service the whole block.

Tenure/Maintenance

We have been informed by the vendor that this property is freehold, has a maintenance agreement in place in which they currently contribute £1000pa and includes upkeep of all communal areas and building insurance. We have also been informed by the vendor that residential lets are permitted however holiday lets and pets are not. All potential buyers are advised to make their own enquiries in regards to this.

Details Prepared

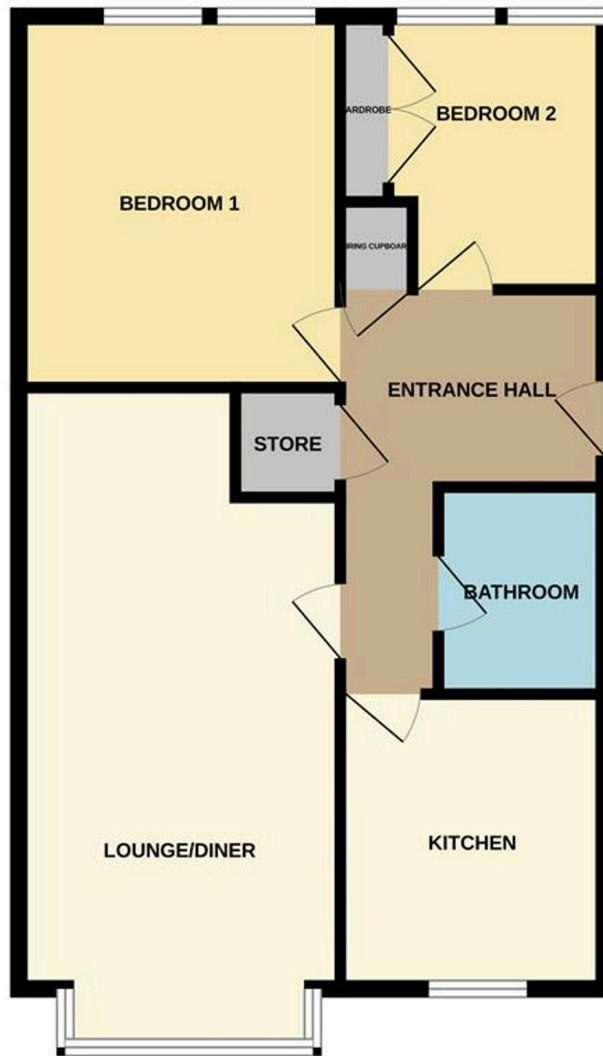
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HMRC DISCLAIMER

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



FIRST FLOOR
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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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rightmove Zoopla.co.uk PrimeLocation.com

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