

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

Guide Price £55,000

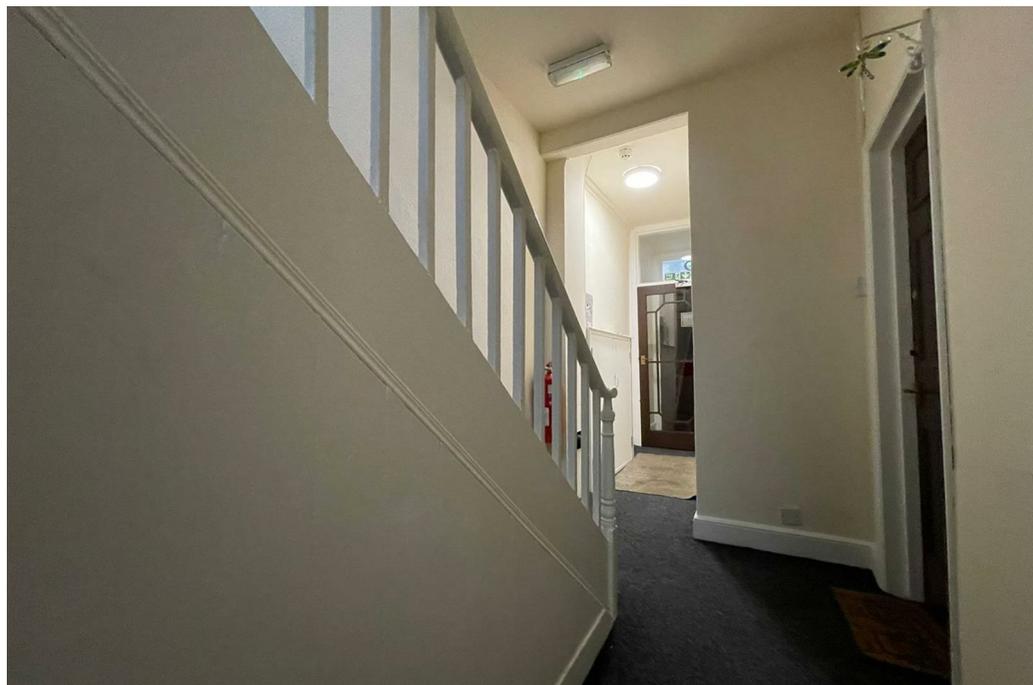
- BASEMENT APARTMENT
- GAS CENTRAL HEATING
- LEASEHOLD 153 YRS REMAINING
- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- MAINTENANCE FEE 2026 £1546.25/PA
- OPEN PLAN LOUNGE, DINING AND KITCHEN
- CLOSE TO BOTH NORTH AND SOUTH BAY
- GROUND RENT £50.00/PA

## 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.

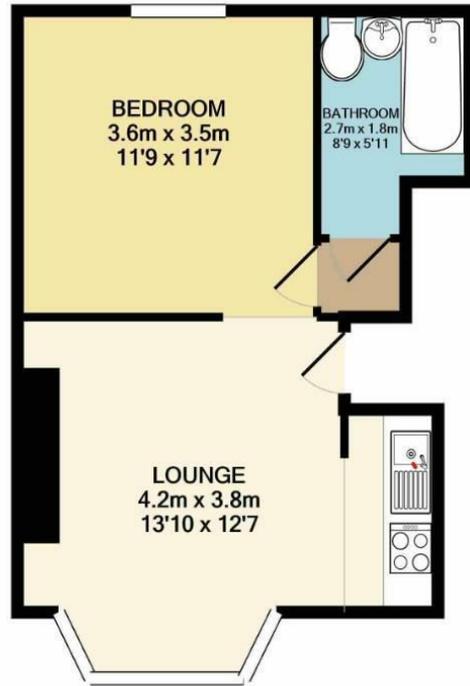
Positioned on Cliff Bridge Place, the apartment is just a short walk from Scarborough Town Centre, offering a range of high street and independent shops. Additionally, both South and North Bay Beaches are easily accessible.

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

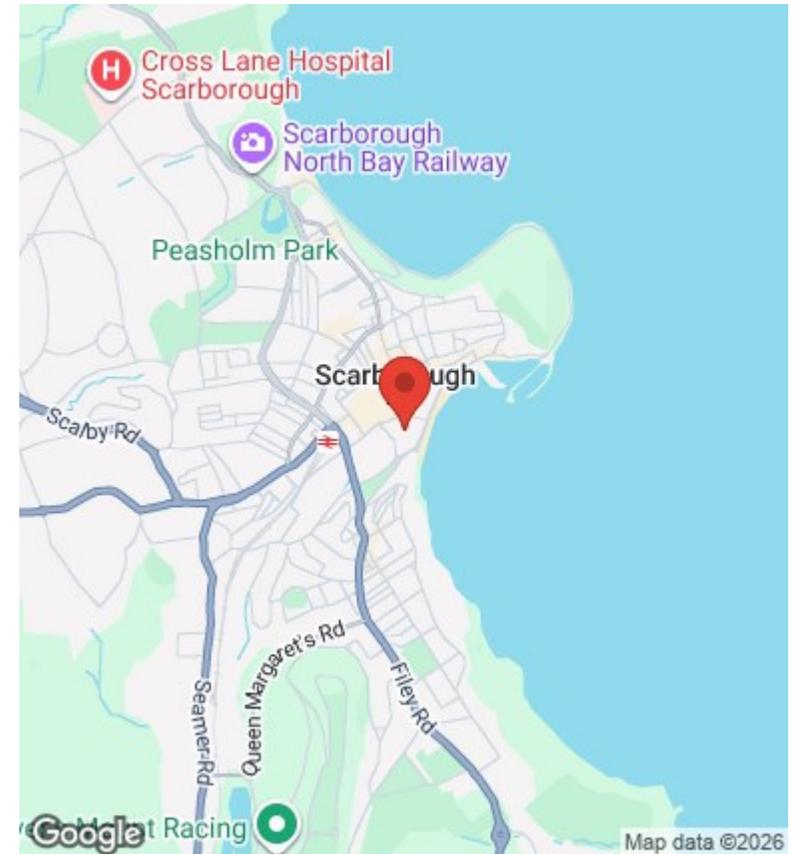
\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \*

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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**Looking to Sell?**  
 Book a no obligation valuation today!  
**01723 377707**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	