

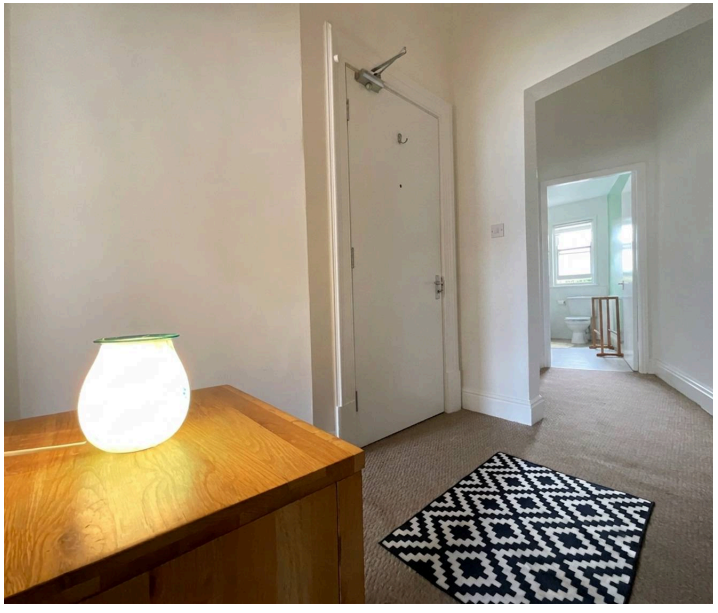
CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

First Floor Flat, 2 Cambridge Terrace, Scarborough

Guide Price £105,000







First Floor Flat

2 Cambridge Terrace, Scarborough

- TWO BEDROOM FIRST FLOOR FREEHOLD FLAT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- LOUNGE WITH BAY WINDOW
- POPULAR SOUTH SIDE LOCATION

We are delighted to present this two bedroom first floor freehold flat, offering a superb blend of space and comfort in a sought-after location.

The property boasts a spacious living room, ideal for both relaxing and entertaining, with a bay window that floods the lounge with natural light and creates a welcoming ambience. The fitted kitchen is designed to maximise storage and functionality, providing ample workspace for culinary enthusiasts. Both bedrooms are well-proportioned, offering flexibility for a growing family, guests, or a dedicated home office. The layout flows seamlessly, ensuring each room feels light and inviting, while the overall atmosphere of the flat is one of warmth and tranquillity.

With its generous proportions and well-maintained interiors, this property is perfect for first-time buyers, professionals, or those looking to downsize without compromising on quality. Conveniently situated close to a range of local amenities, transport links, and reputable schools, this delightful flat combines practical living with a touch of elegance.

Early viewing is highly recommended to fully appreciate all that this charming property has to offer.
Council Tax band: A

Tenure: Freehold







FIRST FLOOR

Hallway

Lounge 18' 4" x 10' 6" (5.60m x 3.20m)

Kitchen 17' 5" x 5' 3" (5.30m x 1.60m)

Bathroom 8' 6" x 5' 7" (2.60m x 1.70m)

Bedroom 1 19' 0" x 11' 2" (5.80m x 3.40m)

Bedroom 2 14' 5" x 14' 1" (4.40m x 4.30m)

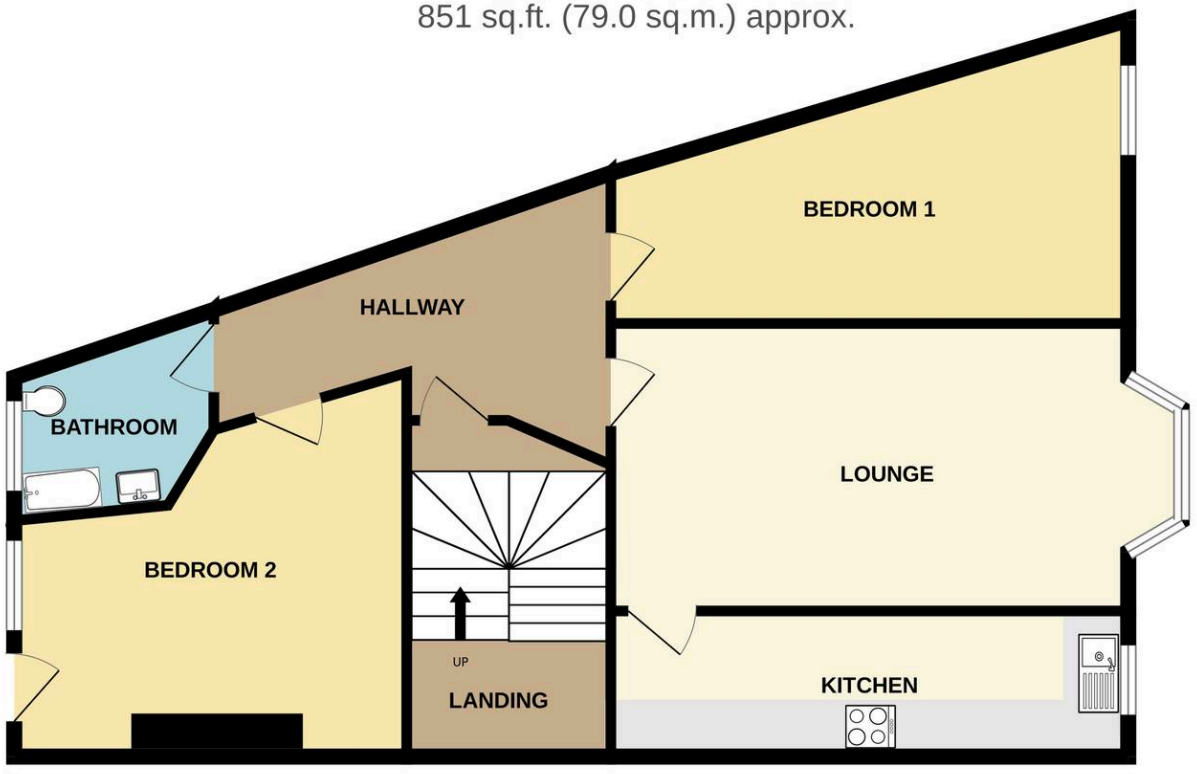
HMRC

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.

TENURE/MAINTENANCE

We have been advised by the owner that the property is freehold and that there is a maintenance agreement in place at a cost of £900 per year with Nicholsons. We have been informed by the owner that pets and residential letting is allowed.

FIRST FLOOR
851 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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?

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With you every step of the way



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19 St. Thomas Street, Scarborough YO11 1DY

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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