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Flat 2, Cherry Court, 19 Crown Terrace

Guide Price £140,000



Flat 2

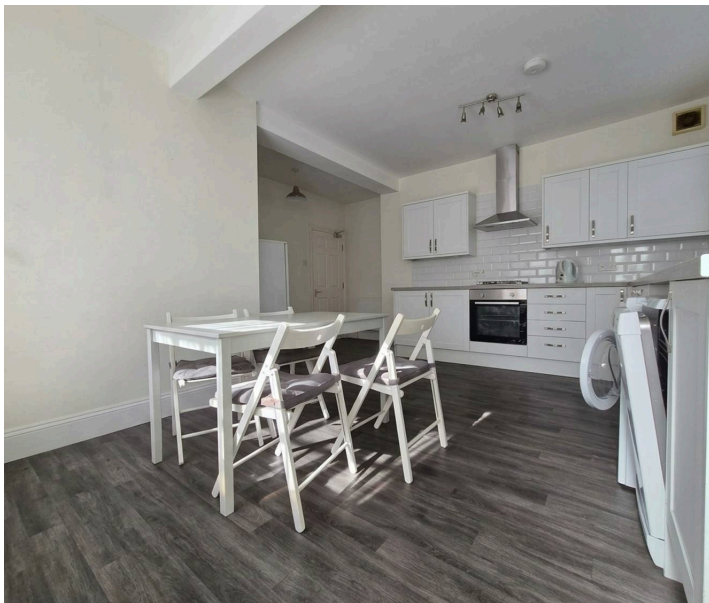
Cherry Court, Scarborough

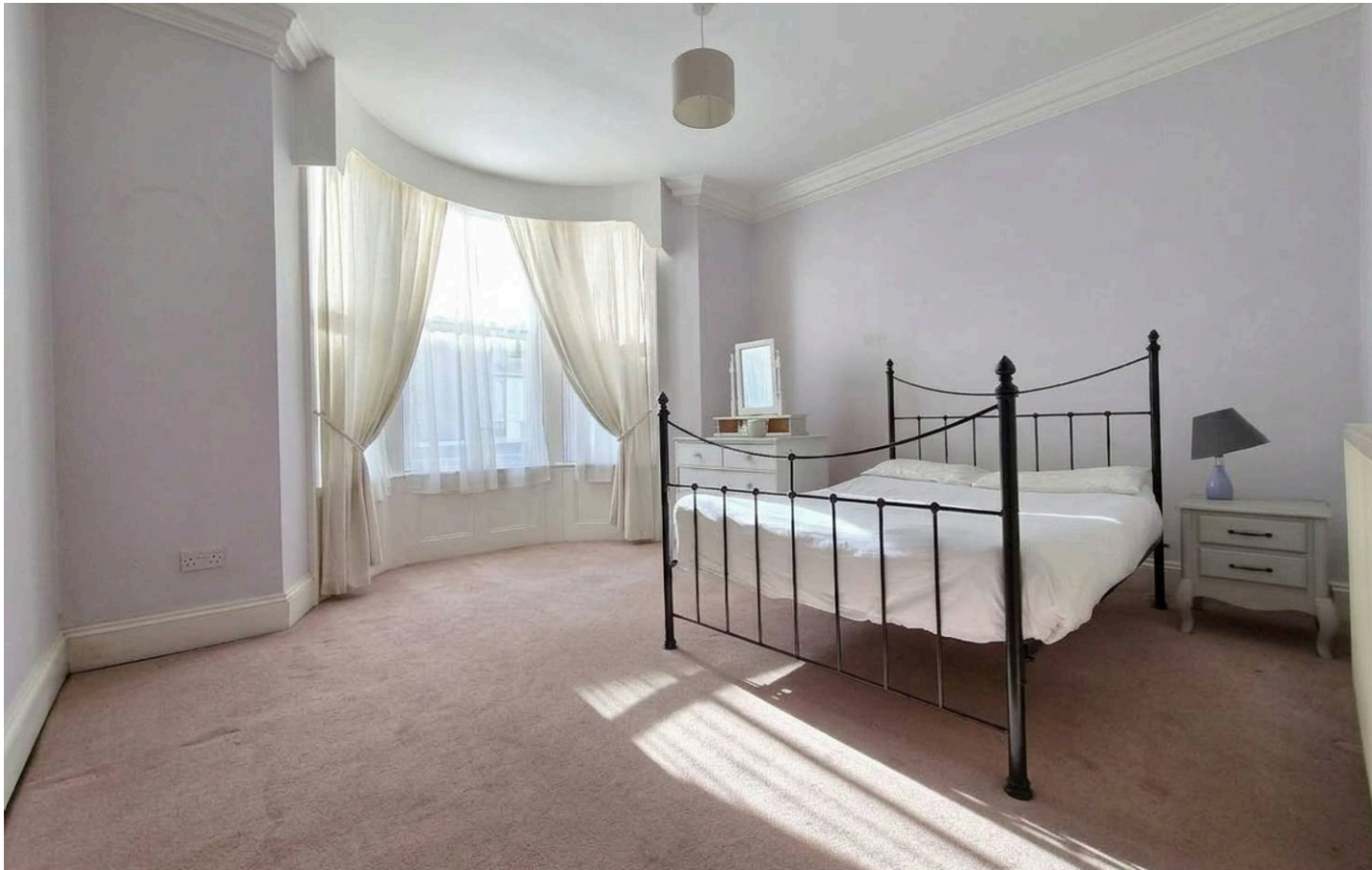
- TWO BEDROOM GROUND FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- GRADE II LISTED
- LEASEHOLD WITH SHARE OF FREEHOLD
- LOCATED IN THE POPULAR SOUTH CLIFF
- SPACIOUS LOUNGE/DINER WITH BAY WINDOW
- WELL APPOINTED BATHROOM
- NO ONWARD CHAIN

We are delighted to present this well presented two bedroom ground floor flat, ideally situated in the highly sought-after South Cliff area.

The property boasts a spacious lounge/diner, enhanced by a large bay window that fills the room with natural light and creates a welcoming, airy ambience. The flat features a thoughtfully designed layout, offering comfortable living spaces that are both practical and stylish. The modern kitchen provides ample storage and workspace, making it perfect for both everyday living and entertaining guests. Both bedrooms are generously proportioned, offering flexibility for a range of lifestyles, whether you require a guest room, home office, or additional living space. The well appointed bathroom is finished to a high standard, ensuring comfort and convenience. With no onward chain, this property represents an excellent opportunity for those looking to move quickly or invest in a prime location.

Its proximity to local amenities, transport links, and the vibrant South Cliff community makes it an attractive choice for first-time buyers, downsizers, or investors alike. Early viewing is highly recommended to fully appreciate all that this delightful flat has to offer.





Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR

Entrance

Lounge/Diner

19' 8" x 15' 1" (6.00m x 4.60m)

Kitchen

16' 1" x 15' 5" (4.90m x 4.70m)

Bedroom One

13' 9" x 11' 2" (4.20m x 3.40m)

Bedroom Two

16' 1" x 8' 2" (4.90m x 2.50m)

Bathroom

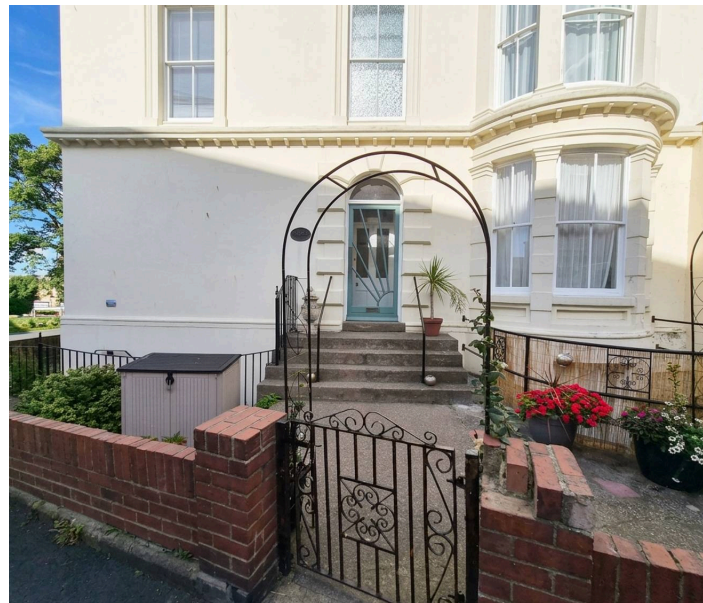
9' 10" x 6' 7" (3.00m x 2.00m)

TENURE/MAINTENANCE

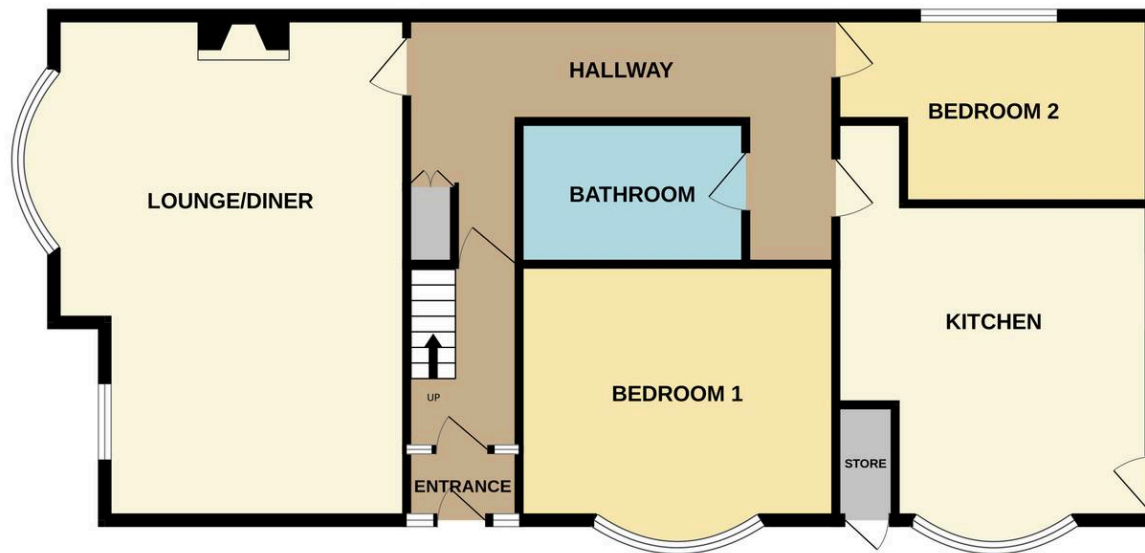
We have been informed by the owner the property is leasehold with a share of freehold and has 972 years remaining. There is a maintenance agreement in place at approximately £1,000 per year with Nicholson's. We have also been informed residential lets and pets are permitted but holiday lets are not.

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



GROUND FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

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