



CPH

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

First Floor Flat, 25 Peasholm Drive, Scarborough

Offers Over £135,000



## First Floor Flat

25 Peasholm Drive, Scarborough

- TWO BEDROOM FREEHOLD FIRST FLOOR APARTMENT
- OWN PRIVATE SIDE ACCESS
- WELL PRESENTED THROUGHOUT
- SPACIOUS LIVING ACCOMMODATION
- HIGHLY DESIRABLE PEASHOLM LOCATION

CPH are delighted to be presenting to the market this TWO BEDROOM FIRST FLOOR FREEHOLD APARTMENT which provides SPACIOUS and WELL PRESENTED living accommodation throughout with a MODERN KITCHEN and is well located within Scarborough's ever popular PEASHOLM area of Scarborough.

The property comprises on the first floor; entrance porch, a modern fitted kitchen with a range of integral appliances, a light and airy lounge, a feature master bedroom with bay windows to dual aspects, a further bedroom, a white two-piece suite bathroom and a separate WC.

Situated in the highly regarded Peasholm area of Scarborough, the property offers easy access to a wealth of amenities, primary and secondary schools and regular bus routes making this an ideal home for numerous buyers. Peasholm Drive is also located within walking distance to Scarborough's North Bay beach, Peasholm Park and within proximity is Scarborough Town Centre and Scarborough Train Station. The property is offered to the market in great decorative order and has been well maintained by the current vendors.

Viewing does come highly recommended as properties of this location and price seldom to stay on the market for long. If you wish to book a viewing,





## ACCOMMODATION:

### FIRST FLOOR

Entrance Vestibule

Kitchen  
2.95 x 2.82

Lounge  
5.64 x 2.95

Master Bedroom  
4.42 x 4.42

Bedroom Two  
4.42 x 2.24

Inner Hall

Bathroom  
1.8 x 1.6

WC  
1.6 x 0.7m

### OTHER:

#### Tenure/Maintenance

We have been advised by the Vendor(s) that the property is Freehold with a deed of covenant in place between the two apartments within the block. We have not been made aware of any restriction on Holiday Letting, Assured Shorthold Tenancies or Pets, however, we do advise that this is subject to Solicitor clarification. We have been advised that any maintenance required to the building would be split equally between the two apartments as and when this situation arises.

Details Prepared  
TLGV/031025 ESR14038

#### HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money



GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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



**Sales, Lettings & Commercial**  
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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