







- Off Street Parking Space
- One Bedroom First Floor Apartment
- Popular Central Newby Location
- Open Plan Lounge/Kitchen/Diner

SCALBY VIEW is a MODERN, LUXURY DEVELOPMENT comprising of ten HIGH SPECIFICATION APARTMENTS is well located within the popular Newby area of Scarborough, well placed centrally to a wealth of amenities nearby. These apartments would make a FANTASTIC MAIN RESIDENCE or a SEASIDE BOLT-HOLE

\* A Bespoke, New Build Development with 10 Year LABC Warranty

\* Landmark Development to the area

\* Purpose Built Apartments - Eco Friendly and Energy Efficient

\* Accessible Living suitable (Level Access) for Wheelchair Users with Lift Facility to all floors

\* State of the art entry system

\* Secure Off Road Parking with EV charging points

\* Extensive Views

\* Edge of the National Park with Beautiful Scenery and Walks

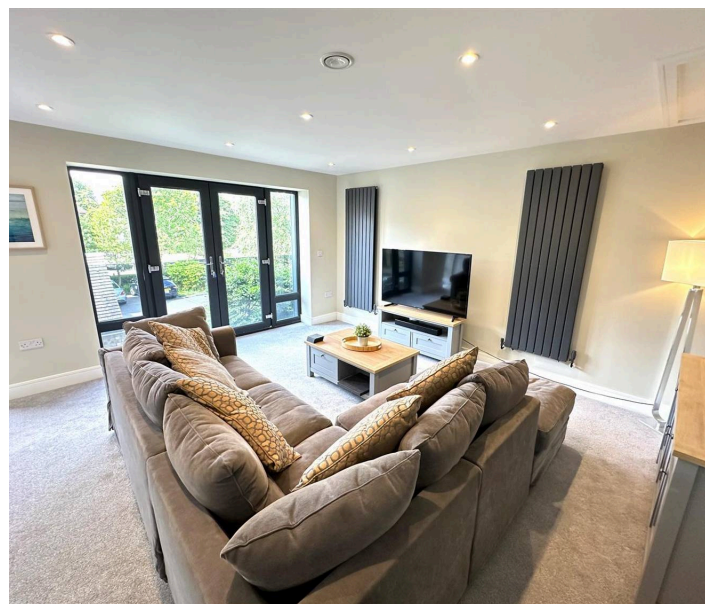
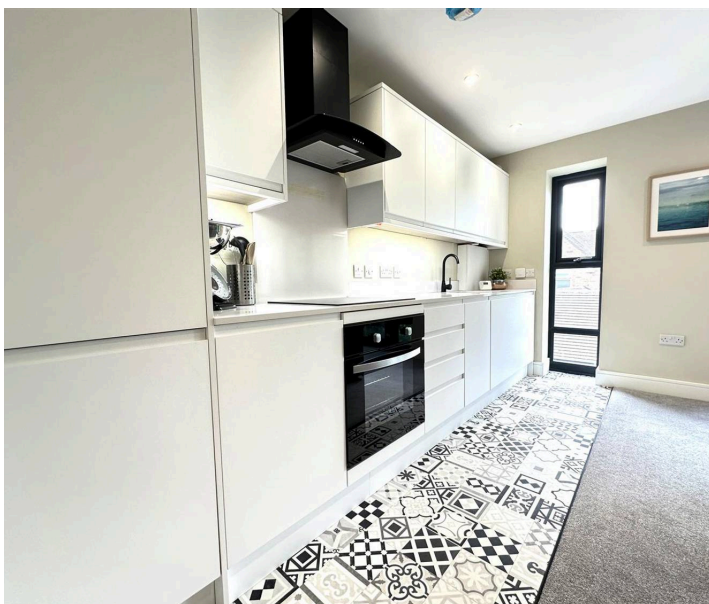
\* Close to local amenities and Scarborough Hospital

50% NOW SOLD.... Only 5 Remaining a choice of One and Two Bedroom Leasehold Apartments with a Share of Freehold.

APARTMENT FIVE is a one bedroom first floor apartment and provides open plan kitchen/lounge/diner with patio doors to a Juliette balcony, a bedroom and modern house bathroom.

The block benefits from lift and stairs to all floors providing easy level access, secure video secure entry/intercom system and externally provides off-street parking spaces with BS1363 electric charging and a communal bin store.

The development is set on the border of Scalby and on the cusp of the North York Moors National Park but is still well placed for a wealth of amenities including regular transport links to







## ACCOMMODATION:

### APARTMENT 5:

#### FIRST FLOOR

##### Entrance Hallway

Dimensions: 2.1m x 1.1m (6'10" x 3'7").

##### Open Plan Living/Kitchen/Dining

Dimensions: 5.3m max x 4.6m max (17'4" max x 15'1" max).

##### Bedroom

Dimensions: 3.2m x 2.8m (10'5" x 9'2").

##### Shower Room

Dimensions: 2.7m x 1.2m (8'10" x 3'11").

#### OTHER:

##### Tenure/Maintenance

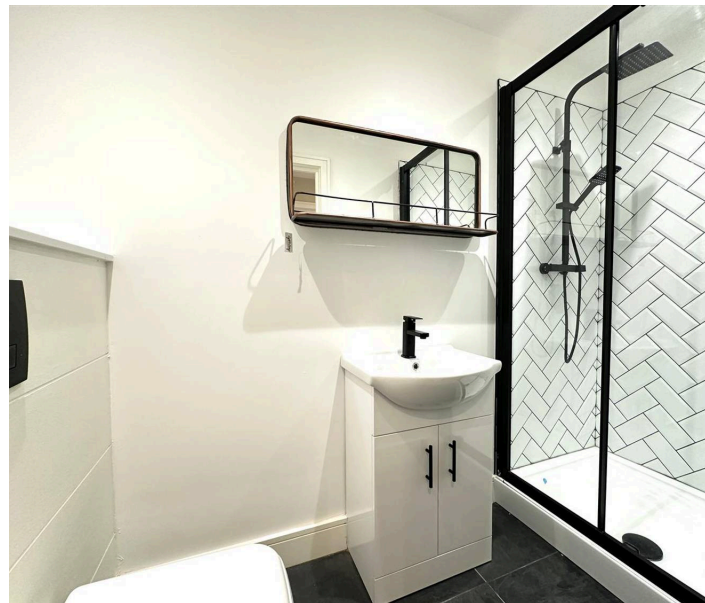
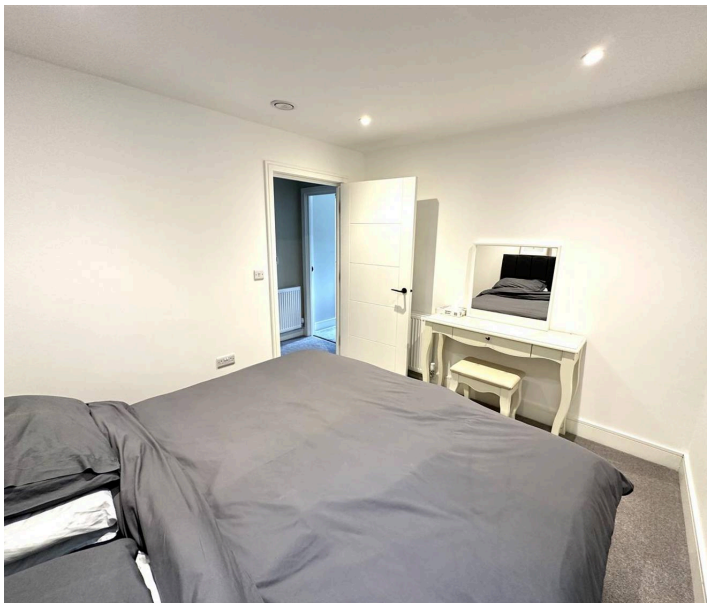
We have been advised by the vendor that the property is Leasehold. There is a maintenance agreement in place with Walker Landray.

##### Details Prepared

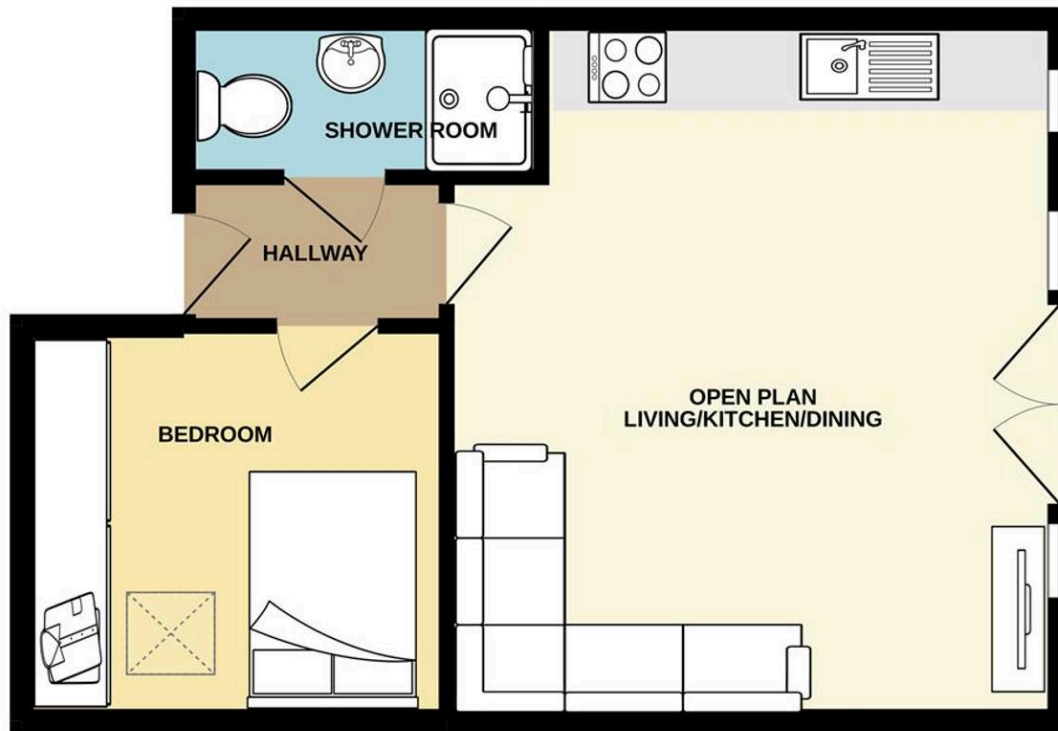
TLPF/020822

#### 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 charge a fee for this service. For further information, please contact our office.



## FIRST FLOOR



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](mailto: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