



CPH

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CHARTERED SURVEYORS  
*For over 30 years*

Apartment 8 Scarborough View, 84 Filey Road, Scarborough

Offers Over £190,000





- LUXURY ONE BEDROOM SECOND FLOOR APARTMENT
- WITHIN A NEWLY BUILT PRESTIGIOUS DEVELOPMENT
- STUNNING SEA AND COASTLINE VIEWS
- FANTASTIC LOCATION ON SCARBOROUGH'S SOUTH SIDE

An Unmissable Opportunity – Suitable for Assured Shorthold Tenancies, Long-Term Lets and Pet-Friendly! Located within 'Scarborough View' - a 'STATE OF THE ART' DEVELOPMENT of FIFTEEN HIGH SPECIFICATION LUXURY APARTMENTS on Scarborough's ever popular SOUTH SIDE. The property itself is located on the SECOND FLOOR and features an OPEN PLAN LIVING/DINING/KITCHEN, ALLOCATED OFF STREET CAR PARKING and a PRIVATE FRONT FACING BALCONY.

In brief, the internal accommodation comprises; Entrance hallway, utility/w.c, an open plan living/kitchen/dining area with a range of matching wall/base units/integrated appliances and access onto a private front facing balcony. Completing the accommodation is the double bedroom with en-suite. Innovatively designed to a high standard the building itself is of an 'ICF insulated' concrete build with a 'Cutting Edge' construction method which offers low emissions, an 'MVP' Flow system, double glazing with argon filled air gap, mechanical ventilation with heat recovery, Solar panels and much more. The apartment is accessed via a grand communal hall which offers a choice between stairs and a lift facility to all floors. Externally, this development has been carefully detailed and benefits from a communal garden with a bin store, a seating area and allocated off-street parking.



Set within a prestigious location on Scarborough's South Side, the property is located within the most sought-after area of Filey Road, close to local amenities including South Cliff Golf Club, transport/bus links to Scarborough Town Centre, Filey and beyond.





## ACCOMMODATION:

### SECOND FLOOR

#### APARTMENT 8

Entrance Hall 14'5" x 4'7"

WC 6'10" x 5'6"

Open Plan Lounge/Kitchen/Diner 25'7" max x 12'9" max

Balcony 12'1" x 5'6"

Bedroom 13'5" max x 11'5" max

En-suite 6'6" x 6'6"

### OTHER:

Tenure/Maintenance

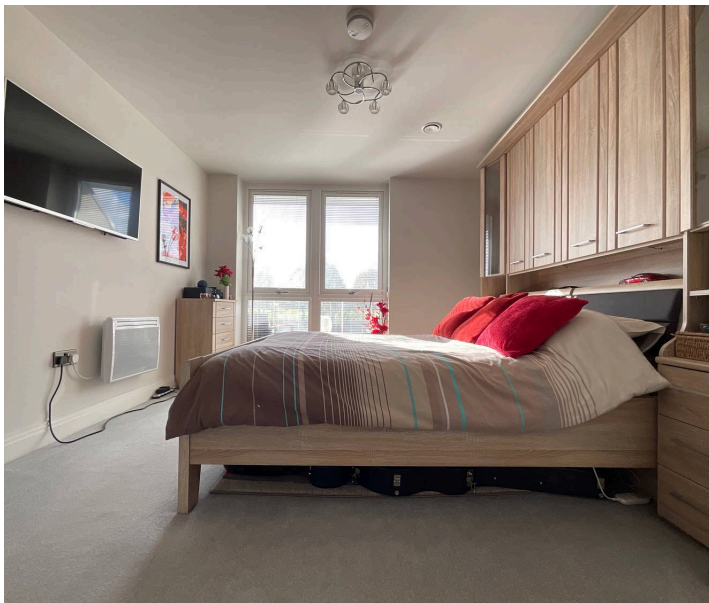
We have been informed by the owner that the property is Leasehold (999 years from 2022) with a Share of the Freehold and that there is a maintenance agreement in place of £1050 per annum. We have not been made aware of any restrictions in regard to holiday letting, residential letting and/or pets.

### 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.

Details Prepared

TLAB/291025





## SECOND 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