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*For over 30 years*

Flat 4, 7 Avenue Victoria, Scarborough

Guide Price £165,000





## Flat 4

7 Avenue Victoria, Scarborough

- THREE BEDROOM FIRST FLOOR APARTMENT
- SPACIOUS LIVING ARRANGEMENTS
- IDEAL FIRST TIME BUY/BUY TO LET OPPORTUNITY
- IN GOOD DECORATIVE ORDER
- POPULAR SOUTH CLIFF LOCATION
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

We are delighted to present this spacious three bedroom, split level, second floor apartment, ideally situated in the highly sought-after South Cliff location. Perfectly suited for first time buyers or investors seeking a buy to let opportunity, this property boasts generous living arrangements and is offered to the market in good decorative order.

The welcoming entrance to the apartment leads to a bright and airy lounge on the first level, providing the ideal space for relaxing or entertaining guests. The kitchen is well-appointed, catering for your culinary needs. Each of the three bedrooms offer flexibility for family living, guests, or a dedicated home office. The contemporary bathroom, ensures comfort. Residents will appreciate the practical layout and the sense of space throughout, making this apartment a superb choice for a variety of lifestyles.

With no onward chain, this is a rare opportunity to secure a property in one of the area's most popular locations, with convenient access to local amenities, transport links, and reputable schools. Early viewing is highly recommended to fully appreciate all this delightful apartment has to offer.







## ACCOMMODATION:

### FIRST FLOOR

#### Entrance Hallway

#### Lounge

20' 0" x 12' 2" (6.10m x 3.70m)

#### Kitchen

12' 6" x 10' 10" (3.80m x 3.30m)

#### Bedroom One

19' 4" x 12' 6" (5.90m x 3.80m)

#### Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

#### Bedroom Three

11' 6" x 7' 7" (3.50m x 2.30m)

#### Bathroom

7' 10" x 5' 11" (2.40m x 1.80m)

### OTHER:

#### Tenure/Maintenance

We have been informed that this property is Freehold. There is a maintenance agreement in place which is ran by Nicholsons and the cost for last year was a total of £1495. We have also been made aware that there are no restrictions on Pets or Residential Letting. There is no ground rent payable.

#### 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.

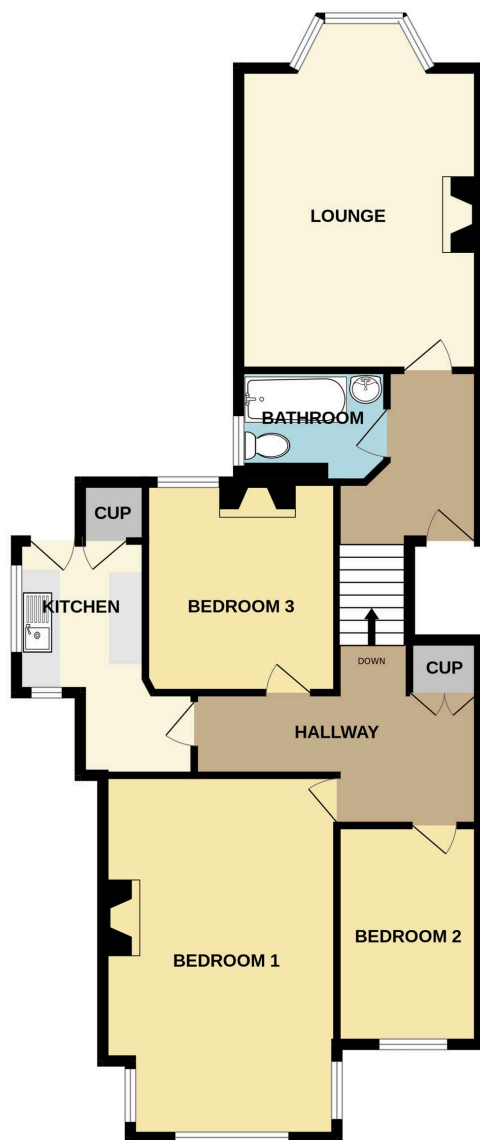
#### Details Prepared

TLPF/181225





927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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

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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