



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

Flat 2, 2 Westbourne Grove, Scarborough  
Guide Price £119,950



## Flat 2

2 Westbourne Grove, Scarborough

- GROUND FLOOR LEASEHOLD APARTMENT
- TWO BEDROOMS
- SPACIOUS BAY FRONTED LOUNGE
- IDEAL FIRST TIME BUY/BUY TO LET
- POPULAR SOUTH CLIFF LOCATION

We are delighted to present this charming ground floor leasehold apartment, perfectly situated in the highly sought-after South Cliff location.

This inviting home offers two well-proportioned bedrooms, making it an ideal choice for first-time buyers or those looking for a smart buy-to-let investment. Step inside to discover a spacious bay-fronted lounge, filled with natural light and providing a wonderful setting for relaxing or entertaining guests. The layout flows seamlessly, with a welcoming entrance hall leading to each room and creating a warm and homely atmosphere throughout. The kitchen is thoughtfully designed for every-day living, while the bathroom is both modern and functional.

The apartment's location is a real highlight, placing you close to all the amenities, cafes, and transport links that make South Cliff such a popular area. With its blend of comfort, practicality, and style, this property is ready for you to move in and make your own.

Don't miss out on the chance to view this appealing apartment - contact us today to arrange a viewing and see all it has to offer.

Council Tax band: A

Tenure: Leasehold





## ACCOMMODATION:

### GROUND FLOOR

#### Hallway

15' 1" x 7' 10" (4.60m x 2.40m)

#### Lounge

14' 5" x 13' 5" (4.40m x 4.10m)

#### Kitchen

10' 6" x 7' 10" (3.20m x 2.40m)

#### Bedroom One

10' 6" x 9' 2" (3.20m x 2.80m)

#### Bedroom Two/Dining Room

13' 5" x 6' 3" (4.10m x 1.90m)

#### Shower Room

8' 6" x 6' 3" (2.60m x 1.90m)

### TENURE/MAINTENANCE

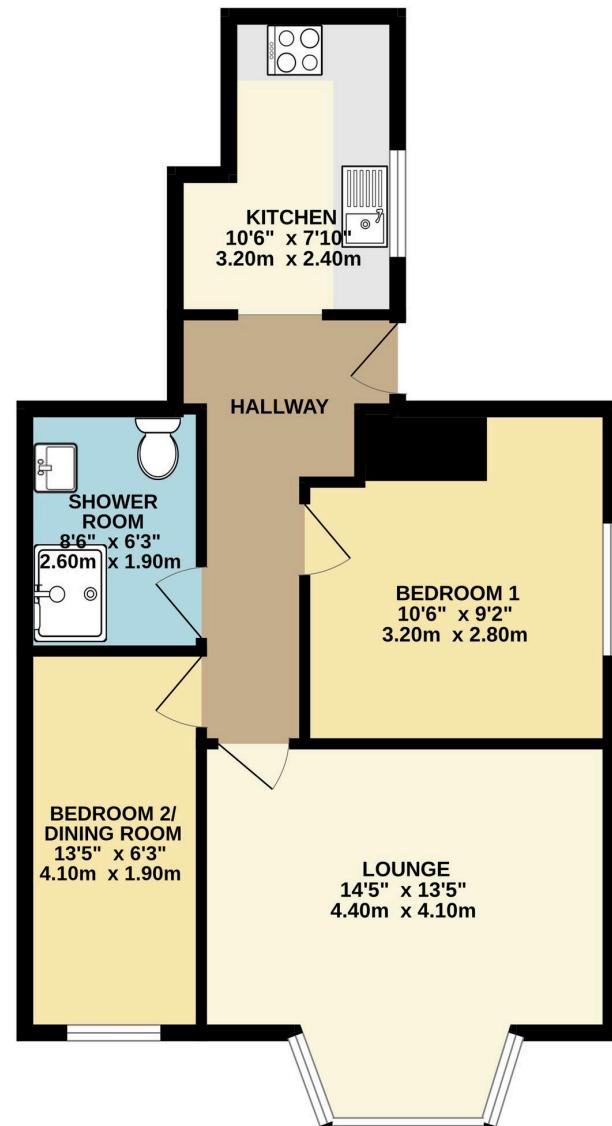
We have been advised by the owner that the property is Leasehold and that a 999 year lease was put in place on 17th March 2006. There is a Deed of Covenant in place for the maintenance, which is ran in house at a cost of £45 per month.

### 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  
565 sq.ft. (52.5 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@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

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**rightmove**  **Zoopla.co.uk**  **PrimeLocation.com** 

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