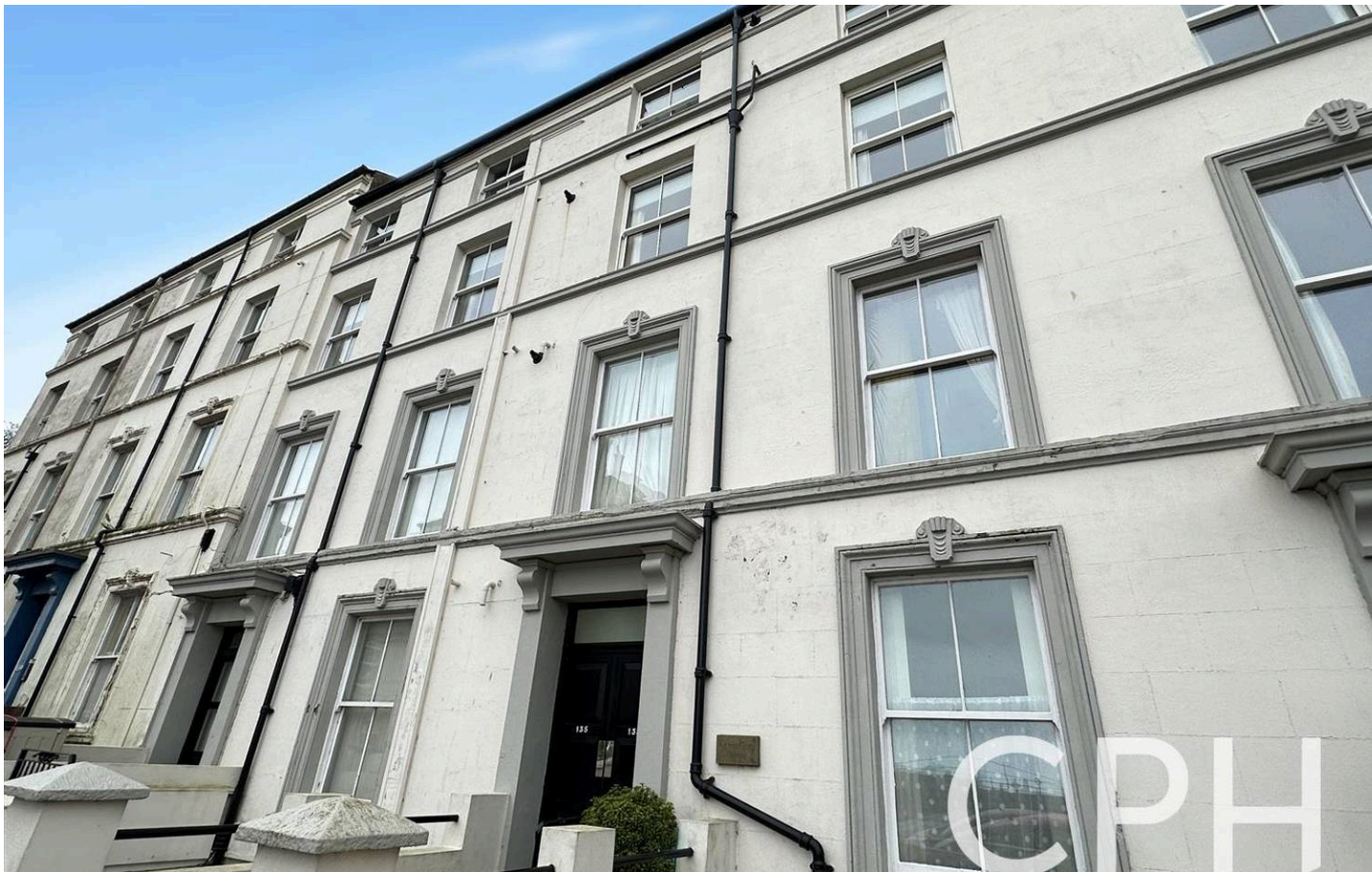




**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

Apt 7, Agnes Grey House 133-135 Castle Road, Scarborough  
£140,000





- WELL PRESENTED THROUGHOUT
- TWO BEDROOM SECOND FLOOR APARTMENT
- PERFECT FOR INVESTORS OR FOR SOMEONE LOOKING FOR A FULL TIME RESIDENCE
- PETS ALLOWED
- LOCATED WITHIN SCARBOROUGH'S OLD TOWN
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OPEN ASPECT SEA VIEWS OF THE NORTH BAY FROM EVERY WINDOW

Offered to the market with NO ONWARD CHAIN is this WELL-PRESENTED TWO BEDROOM LEASEHOLD SECOND FLOOR APARTMENT which is well located within a MODERN block of apartments known as Agnes Grey House. The apartment is located within SCARBOROUGH'S OLD TOWN and benefits from OPEN ASPECT SEA VIEWS from within the flat.

The property is set within a modern block of apartments which provides a lift facility and video entry-phone system. The accommodation is located on the second floor and comprises internally; entrance vestibule, inner hallway, spacious lounge/diner which has Sea views and leads to the modern kitchen. The modern kitchen is fitted with a range of integrated appliances including a dishwasher, washing machine, fridge/freezer. Also from the inner hallway lies access to two bedrooms and a white three-piece suite bathroom. 'In our opinion' the property is offered to the market in great order throughout with double glazed sash windows and gas central heating via a wall mounted Ideal combination boiler.

This property is set within Agnes Grey House on Castle Road and is therefore within close proximity of the North Bay, Scarborough Castle and Town Centre Promenade giving access to a wealth of amenities including excellent transport opportunities with major bus routes and Scarborough train station being 'in our opinion' within walking distance.







## ACCOMMODATION: SECOND FLOOR

### Vestibule

Dimensions: 1.6m x 1.0m (5'2" x 3'3").

### Hallway

Dimensions: 6.7m x 2.0m max (21'11" x 6'6" max).

### Living Room

Dimensions: 6.1m max x 4.1m max (20'0" max x 13'5" max).

### Kitchen

Dimensions: 2.4m x 2.1m (7'10" x 6'10").

### Bedroom One

Dimensions: 3.0m x 3.0m (9'10" x 9'10").

### Bedroom Two

Dimensions: 3.0m max x 3.0m max (9'10" max x 9'10" max).

### Bathroom

Dimensions: 2.4m max x 2.0m max (7'10" max x 6'6" max).

### OTHER:

#### Tenure/Maintenance

We have been advised by the owner that the property is Leasehold with approximately 981 years remaining. We have also been advised that there is a maintenance agreement in place with Ellis Hay at a cost of approx £1276 per annum of which pets are allowed but holiday letting is not permitted. Council Tax Band - C

#### Details Prepared

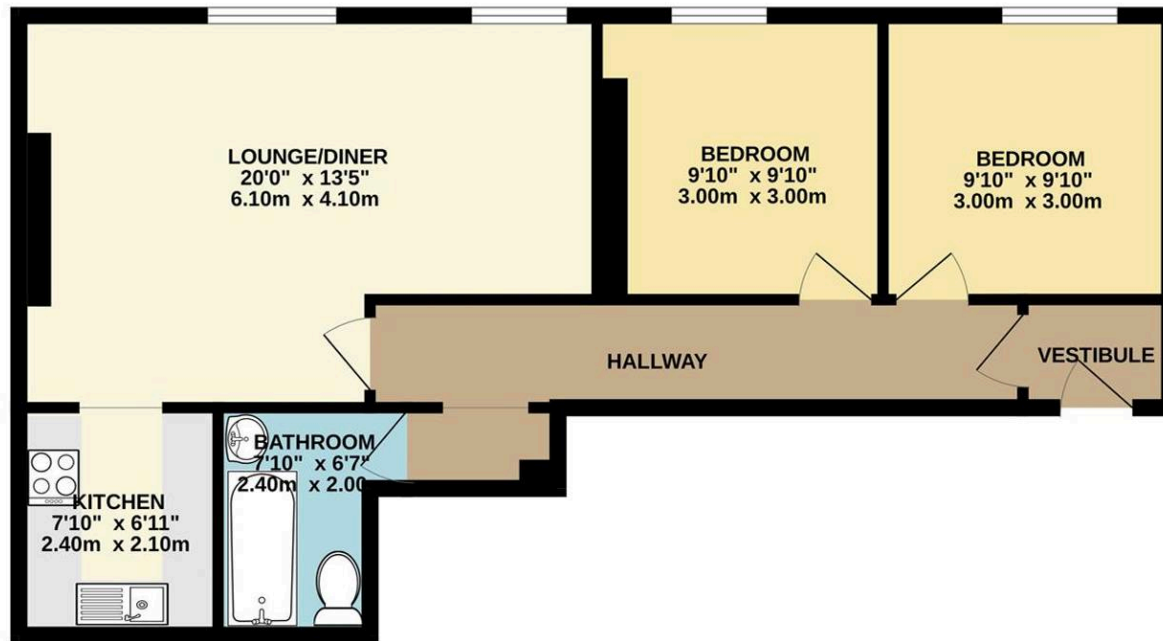
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#### HMRC DISCLAIMER

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.



SECOND FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 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?

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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