



52B Trafalgar Square, Scarborough YO12 7PY
Offers In The Region Of £155,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SIX BEDROOM MAISONETTE
- SET OVER THE FIRST AND SECOND FLOOR
- NEWLY RENOVATED
- MODERN BREAKFAST KITCHEN
- CENTRAL LOCATION WITHIN SCARBOROUGH
- OFFERED WITH NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN, this NEWLY RENOVATED 6 BEDROOMED FIRST FLOOR LEASEHOLD apartment, in a terraced building CONSISTING OF JUST 2 APARTMENTS, and in close proximity to SCARBOROUGH'S NORTH BAY BEACH AND ATTRACTIONS. The apartment is in COUNCIL TAX BAND A and offers LOW MAINTENANCE FEES.

This property offers spacious and well presented accommodation and will be of interest to those wanting a large family home, to those looking for a second home by the sea and also to investors, looking for a buy to let. The accommodation is set over 3 floors and is located on the first floor; entrance hall, a bay fronted lounge/diner, a modern newly fitted kitchen with a multitude of fitted appliances and island/breakfast bar, four double bedrooms, two further single bedrooms and a modern newly fitted bathroom with separate utility area. The property does also benefit from a modern combination boiler and central heating system.

Located centrally within Scarborough, the property affords excellent access to a wealth of amenities including supermarkets, local shops and eateries and, a little further afar, lie Scarborough Town Centre, Peasholm Park and Scarborough's North Bay Beach.

Viewing does come highly recommended for this centrally located one bedroom apartment. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMODATION

FIRST FLOOR

Entrance Hall

3'4" x 2'10" max

Kitchen

13'3" x 13'3" max

Living Room/Diner

19'4" x 10'4" max

Landing

10'2" x 5'2" max

Bedroom 1

8'11" x 14'7" max

Bedroom 2

10'11" x 12'10" max

Bedroom 5

6'9" x 12'2" max

HALF FLOOR

Landing/Utility

5'8" x 6'4" max

Bathroom

5'0" x 7'3" max

SECOND FLOOR

Landing

6'3" x 7'6" max

Bedroom 3

11'5" x 12'10" max

Bedroom 4

9'6" x 12'1" max

Bedroom 6

6'2" x 8'7" max

Tenure/Maintenance

We have been informed by the vendor that the property is leasehold and has a maintenance agreement between the 2 flats situated in the block. We have also been informed by the vendor that holiday lets are not permitted.

Details Prepared

AB150124



Interested? Get in touch:

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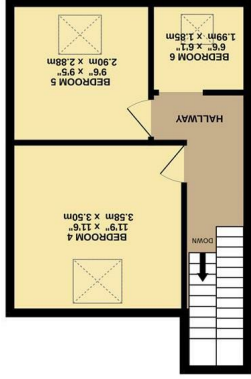
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	63	71
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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 not 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.

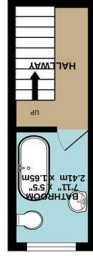
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

