



14a Grosvenor Crescent, Scarborough, YO11 2LJ  
Price Guide £190,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- SUBSTANTIAL TWO/THREE BEDROOM DUPLEX GARDEN APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRIVATE ENTRANCE DOORS TO THE FRONT AND REAR
- GENEROUS LAWNED GARDEN AND OFF-STREET PARKING
- POPULAR CENTRAL LOCATION WITHIN SCARBOROUGH'S SOUTH CLIFF

Located within Scarborough's popular SOUTH CLIFF is this SUBSTANTIAL, TWO/THREE BEDROOM duplex apartment which is offered to the market in EXCELLENT ORDER THROUGHOUT. The property is WELL LAID out over TWO FLOORS with TWO PRIVATE ENTRANCE DOORS, TWO BATHROOMS, OFF-STREET PARKING and GENEROUS LAWNED GARDENS.

The accommodation is well laid out over two floors. On the lower ground floor, a private entrance door leads into the hallway with a large storage cupboard and stairs up to the landing of the ground floor as well as doors to the generous bay window lounge (currently used as an extra bedroom), a modern bay-fronted, spacious lounge/kitchen/diner with pantry and log burner, a downstairs bathroom and a back rear door leading out into the garden. To the ground floor is a light and airy landing with doors to two generously sized bedrooms plus a modern three piece bathroom. The property is offered to the market in excellent order and already benefits from gas central heating via a combi boiler. External to the property lies a substantial rear garden with fruit and other trees, outside storage, a log bunker and an off-street parking space, accessed via the rear lane by double gates.

Well located on a secluded, central, tree lined Crescent overlooking a central lawned park the apartment provides superb access to a wide range of amenities and attractions including the nearby Ramshill Shopping Parade, Train Station, Scarborough Town Centre itself, The Esplanade, Spa Conference Centre not to mention Scarborough's South Bay and the Beach.

This flexible property which has no letting restrictions will be of interest to a multitude of buyers - those looking for a holiday home or rental, families, first time buyers, sharers, investors and retirees. Viewing is a must to fully appreciate the space, setting and finish on offer in this substantial, beautifully presented property.





#### ACCOMMODATION

##### LOWER GROUND FLOOR

###### Entrance Hall

###### Bathroom

13'1" x 4'3" max

###### Lounge/Bedroom

16'4" max into bay x 15'1" max

###### Lounge/Kitchen/Diner

18'0" max into bay x 16'0" max

#### GROUND FLOOR

###### Bedroom One

18'0" max into bay x 16'8" max

###### Bedroom Two

15'1" max x 14'5" max into bay

###### Bathroom

11'9" x 4'3"

#### OTHER:

###### External

To the rear is a generous South/West facing lawned garden with an off-street parking area, accessed via double gates from the back lane. The garden also benefits from mature trees, outside storage, a log bunker and walled boundaries.

###### Tenure

We are informed by the vendor that the property is Leasehold with 995 years left on the 999 year lease. A deed of covenant is in place with apartment 14b.

###### Details Prepared

TLPF/030322



**Interested? Get in touch:**

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235  
e. [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk)  
[www.cphproperty.co.uk](http://www.cphproperty.co.uk)

**CPH**

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.

particulars of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained in respect of their contents.

Whatsoever and accordingly neither the accuracy nor the completeness 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 whatsoever and for any damages, costs or expenses incurred by any Purchaser in respect of the property or otherwise arising out of or in connection with the sale or purchase of the property.



Whilst every care has been made to ensure the accuracy of the floorplan contained herein, 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 is given to their operation or efficiency. It is the responsibility of the Purchaser to make his own arrangements to satisfy himself as to the condition, working order and suitability of all the above items.

