



North Bay Court 119 North Marine Road, Scarborough YO12
Price Guide £260,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



A fine opportunity to acquire a superb two bedroom apartment which benefits from quite stunning views over the North bay, sea, castle and extensive coastline. This delightful property forms part of the prestigious McCarthy & Stone development of 'Retirement Living' apartments designed for the over 60s of which there are thirty six constructed in 2013. North Bay Court occupies a prominent position on Scarborough's North side with two facades one onto North Marine Road with the other facing the sea on Queens parade. The development offers a wealth of communal facilities including a residents lounge, guest room, mobility scooter room, laundry and sun terrace. There is also a lift and services of a house manager. Enter the building at ground floor level from either North Marine Road or Queens parade and you will find the communal facilities on this level. On entering the apartment there is a pleasant hall with shelved storage cupboard and cylinder/boiler cupboard. Off the hall is the spacious open plan style lounge/fitted kitchen with double glazed windows giving uninterrupted views over some of the towns most beautiful assets namely Scarborough's sea front and Castle headland. The kitchen is well fitted with a range of superior units and integrated appliances including, hob, oven, microwave and fridge/freezer. There are two good size bedrooms the master having a fully tiled wet shower room. There is also a further wet shower room. Complimented with electric radiators and double glazed windows. North bay Court is located in a convenient location close to numerous recreational facilities particularly Peasholm Park, the North Bay and beach and the Open air theatre. Local shops are close by and the town centre is only a few minutes walk away. Parking spaces can be rented separately. An ideal opportunity to acquire a superior property within a modern complex and we feel sure will appeal to those looking to downsize or retire. Viewing by appointment only with CPH.



Entrance Hall
4'2" x 3'9"
Storage cupboard. Entry phone

Open plan Lounge/ Kitchen
18'6" x 14'11"

Master Bedroom
12'7" x 10'11"



Ensuite
7'4" x 6'8"

Bedroom Two
10'9" x 8'11"

Bathroom
5'10" x 4'9"

Tenure and Info

Council Tax- D EPC RATING - B

Ground Rent: £495 per annum – ground rent review:
January 2028.

Service charge: £3,679.44 per annum service charge
review: March 2024

Lease information: 125 years from 01/01/2013 - years
remaining

House manager Service hours - on site Mon-Fri
(9:00am-3:00pm) Laundry Room & Communal Lounge
Managed by: McCarthy and Stone Management Services
Service Charge includes buildings insurance, cleaning of
communal windows, water rates for communal areas and
apartments, electricity, heating, lighting and power to
communal areas.



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

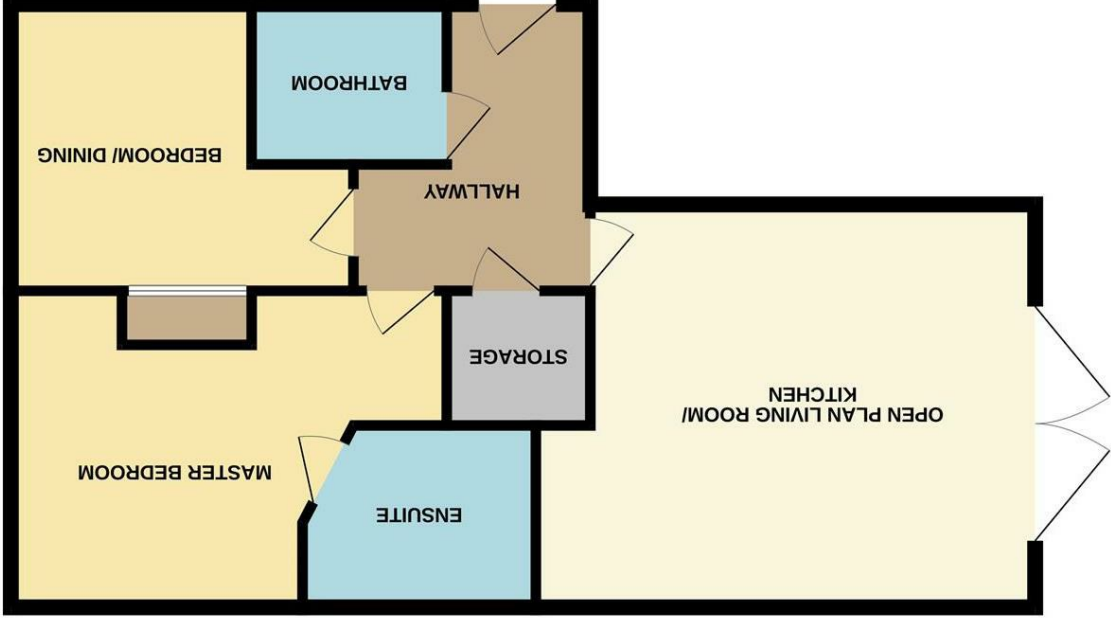
t. 01723 352235

e. sales@cphproperty.co.uk

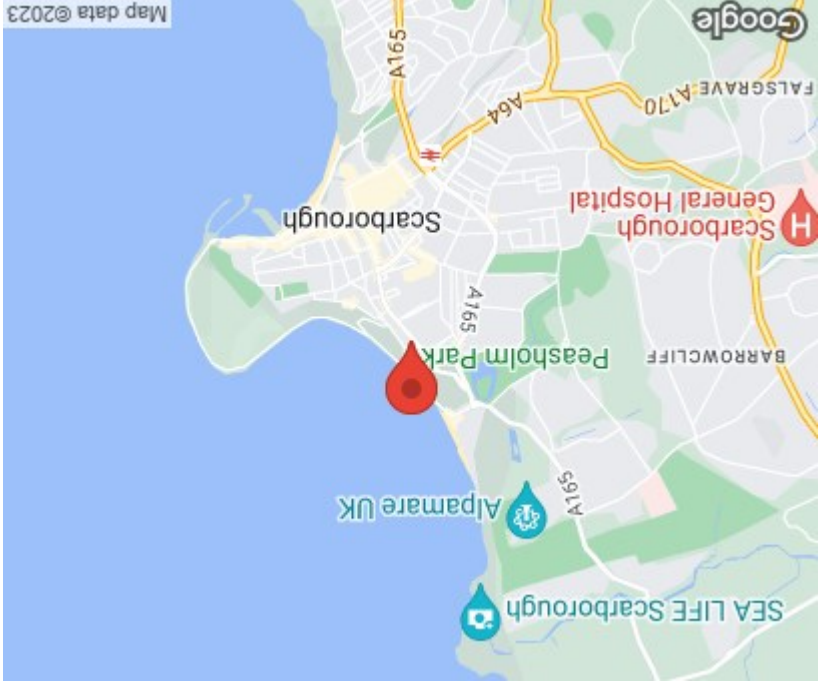
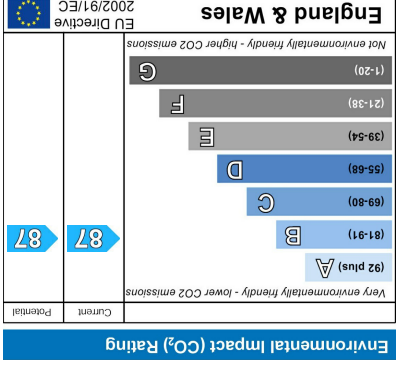
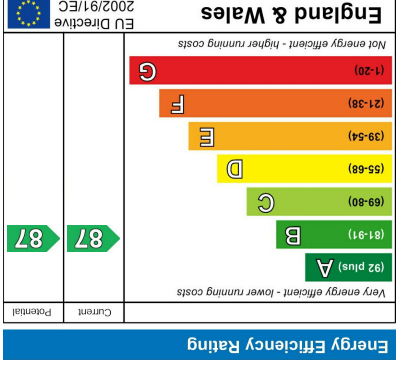
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GROUND FLOOR



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 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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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