



Flat 3, 8 The Crescent, Scarborough, YO11 2PW  
Asking Price £230,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- SET WITHIN A DEVELOPMENT OF 8 LUXURY APARTMENTS
- FEATURE OPEN PLAN LIVING/DINING/KITCHEN
- IN GREAT DECORATIVE ORDER THROUGHOUT
- BALCONY SPACE WHICH OVERLOOKS THE CRESCENT GARDENS
- SOUGHT AFTER TOWN CENTRE LOCATION
- SOLD WITH NO ONWARD CHAIN

CPH are delighted to be offering to the market with NO ONWARD CHAIN, A SPACIOUS, LEASEHOLD GRADE II LISTED first floor TWO BEDROOM apartment which offers a MODERN KITCHEN and SHOWER ROOM with the additional benefit of overlooking the CRESCENT GARDENS with further OPEN ASPECT VIEWS towards Scarborough Castle and the Sea.

The accommodation comprises in brief on the first floor; entrance hall with a built-in storage cupboard, a spacious light and airy open plan lounge/diner/kitchen with a range of modern wall and base units, access to your own personal full length balcony, two bedrooms and a modern bathroom.

The property is well located on The Crescent, a sought after area of Scarborough which is situated amongst a wealth of amenities including eating and drinking establishments, retail shops and is additionally a stone's throw away from Scarborough's South Bay and Town Centre Promenade.

Viewing for property is highly recommended in order to fully appreciate the space, setting and surroundings that this property has to offer. If you wish to book a viewing, please contact our friendly team at CPH on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk).







## ACCOMMODATION

Communal Entrance Hall

Communal Hallway

## FIRST FLOOR

Entrance Hall

8'10" max x 6'10" max

Built-in Storage Cupboard

5'2" x 3'3"

Open Plan Lounge/Kitchen

18'4" max x 13'1" max

Bedroom 1

15'1" max x 10'2" max

Bedroom 2

15'1" x 8'6"

Bathroom

8'6" x 5'6"

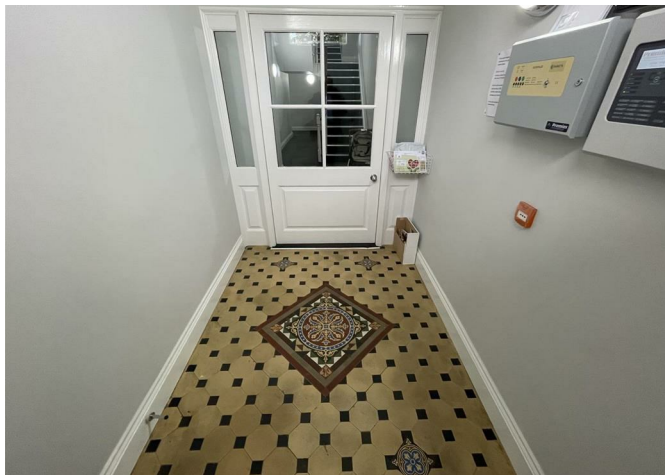
## OTHER:

Tenure/Maintenance

We have been informed by the seller that the property is Leasehold, with a 125 year lease. Maintenance charges to be confirmed in due course. We are not aware of any restrictions regarding holiday letting, residential letting or pets. The current owner of this property, does own the Freehold and will assign a Share of the Freehold upon him selling every apartment within the block. More details can be provided upon request.

Details Prepared

TLPF/101023 ESR13272



**Interested? Get in touch:**

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**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 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



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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FIRST FLOOR

