



7 Stepney Lodge Stepney Close, Scarborough YO12 5DW  
Offers In The Region Of £155,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- 2 BEDROOM APARTMENT
- DUAL ASPECT LIVING/DINING ROOM
- OFF-STREET PARKING
- WELL PRESENTED COMMUNAL GARDENS
- NO ONWARD CHAIN

Situated within the desirable STEPNEY area of Scarborough lies this WELL PRESENTED, TWO BEDROOM, FIRST FLOOR FREEHOLD FLAT which benefits from a MODERN KITCHEN/BATHROOM, attractive COMMUNAL GARDENS and OFF STREET PARKING.

The property comprises on the first floor; entrance hall with shared loft storage, a bay fronted lounge/diner, a modern fitted kitchen with a door to the rear, a master bedroom, a further bedroom with built-in wardrobes and a modern bathroom. Surrounding the property lies attractive, well-maintained communal gardens and a private outdoor balcony with storage/utility area. The property has been well-maintained by the current vendors and 'in our opinion' is offered to the market in excellent order throughout with both double glazing and gas central heating via a combination boiler.

Being located within the ever popular Stepney area the house affords excellent access to a good range of amenities including Scarborough Hospital, Falsgrave shopping parade and a choice of popular drinking/eating establishments therein, also a choice of popular schools and colleges as well as being near a regular bus route into Scarborough.

Internal viewing is a must to fully appreciate the finish, setting and surroundings on offer from this first floor apartment. Call our friendly team at CPH today to arrange a viewing on 01723352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION

### FIRST FLOOR

Entrance Hall

Living Room  
17'1" x 15'0" max

Kitchen  
10'6" x 8'0"

Bedroom 1  
11'11" x 13'1"

Bedroom 2  
9'10" x 13'1"

Bathroom  
7'3" x 7'6"

### Communal Gardens

To the front and rear of the property lies well-maintained communal gardens which are accessed via private gate to the side of the property.

### External

To the back of the kitchen lies a door leading to an external balcony (shared with neighboring flat) area which also has an external utility/storage room with power.

### Tenure/Maintenance

We have been informed by the vendor that the property is Freehold and there is a current maintenance agreement in place with Nicholson's of approximately £365 per half year.

### Details

Council Tax Banding - B

LCAB 14082023



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	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	71
Potential	73

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
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Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	
Potential	

Approximate total area  
 765.71 sq  
 71.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAF360

