



Langdale (Apartment 4), Derwent House, Esplanade Gardens, Scarborough, YO11 2AW
Offers Over £325,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- THREE BEDROOM SECOND FLOOR APARTMENT
- SET WITHIN THE LUXURY 'DERWENT HOUSE'
- CURRENTLY UTILISED AS A HOLIDAY LET
- MODERN OPEN PLAN LIVING/KITCHEN/DINING
- THREE BATHROOMS (ONE EN-SUITE)
- LOCATED ON SCARBOROUGH'S POPULAR SOUTH SIDE

Derwent House is an elegant five storey 19th century (CIRCA 1852) townhouse which has endured a meticulous scheme of renovation throughout. The property is now arranged into five luxury self-catering apartments ultimately named after remarkable, local beauty spots within the North York Moors National Park and along the River Derwent (Everley, Harwood, Broxa, Langdale, Ganton). No expense has been spared on said renovation from high quality fixtures and fittings throughout (available via separate negotiations) to a lift facility within the block which provides access to all floors.

Langdale is an imposing three bedroom apartment totalling approx 75 square meters and is situated on the second floor of Derwent House. The apartment is accessed via the grand communal entrance hall and the internal living accommodation comprises in brief; entrance hallway, a modern open plan living/kitchen/dining room with a generously equipped kitchen and a bay window to the front aspect, three double bedrooms (two with en-suites) and a modern bathroom.

The townhouse is accessed via a secure entry intercom and is complete with high ceilings, underfloor heating, traditional Victorian tiled flooring within the communal hallway, stairs to all floors and a lift facility providing easy access to all floors.

Derwent House apartments are currently utilised as luxury holiday lets and are all currently generating a great income. The prices per night depend on a variety of factors (minimum £214 per night) with the highest direct rate this summer being £360 per night (July/August 2022). The apartments have proved so popular that they are receiving bookings for longer durations of time. One being a 5 month stay at CIRCA £9,000 pcm (£279 per night) and another flexible booking at £7,000 pro rata. Derwent House apartments are featured on a variety of websites, a select few being their direct website www.derwenthouseapartments.co.uk and Booking.com which a magnificent rating of 10/10 'Exceptional'. The impressive accommodation has also gained a variety of media attention with The Scottish Sun, Cumbria Times/Yorkshire Post, Crave Magazine (to again name a few) speaking highly of the apartments. News articles can be available to read upon request. Should a passive investor wish to add these fantastic apartment (s) to their portfolio, the current vendors would be happy (and well suited) to do so.





Derwent House is ideally located on Esplanade Gardens just off Scarborough's renowned Esplanade. This property is situated amongst a wealth of amenities and attractions including (but certainly not limited to) Ramshill Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, Italian Gardens, scenic walks over 'Valley Bridge' to Scarborough Town Centre and beyond.

ACCOMMODATION:

SECOND FLOOR

Entrance Hallway

Open Plan Living/Kitchen/Dining

20'8" plus bay x 12'10" max

Master Bedroom

10'0" x 9'5" max

Bathroom

8'5" max x 6'8" max

Bedroom Two

10'8" x 9'6"

En-suite to Bedroom Two

9'9" x 2'11"

Bedroom Three

12'7" x 8'0"

En-suite to Bedroom Three

8'4" x 2'11"

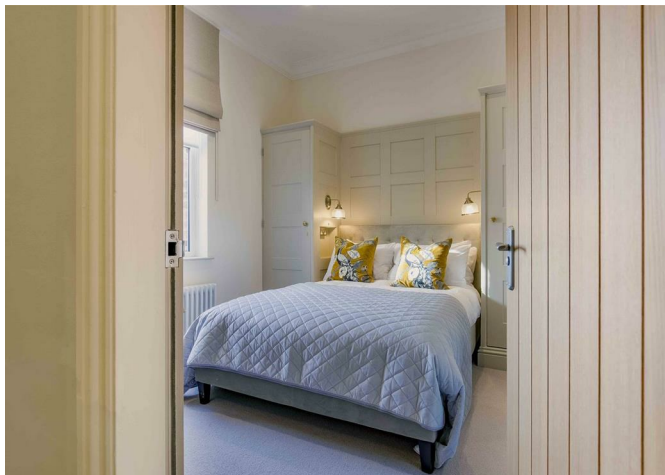
OTHER:

Tenure/Maintenance

We have been informed by the vendor that these apartments will be assigned a 999 year lease upon completion. A ground rent will also be implemented of approximately £100 per annum. Maintenance is yet to be confirmed but there will be no restrictions in place (holiday lets, pets and residential letting permitted).

Details Prepared

TLPF/200922



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
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 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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.
Made with AutoCAD 2022



SECOND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	Potential	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO ₂ emissions		
Current	Potential	

