



4 Wessex Court, Esplanade, Scarborough, YO11 2AE
Offers Over £150,000



- A STUNNING TWO BEDROOM FIRST FLOOR APARTMENT
- OFFERING FANTASTIC SEA VIEWS
- SPACIOUS LIVING ARRANGEMENTS
- SET WITHIN A RENOWNED BUILDING WITH A LIFT FACILITY
- OCCUPYING A PROMINENT LOCATION ON SCARBOROUGH'S ESPLANADE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Set within the popular WESSEX COURT on Scarborough's highly desirable ESPLANADE is this STUNNING TWO BEDROOM FIRST FLOOR FREEHOLD APARTMENT which offers SPACIOUS LIVING ARRANGEMENTS with FANTASTIC SEA VIEWS. Internal viewing is a MUST to fully appreciate this property which is offered to the market with NO ONWARD CHAIN.

The living accommodation is offered to the market in great decorative order with the vendor carrying out works including a electrical re-wire in 2020 and a new combination boiler also in 2020. Wessex Court is an imposing Grade II listed property and offers a grand communal entrance hall with an entry phone system and both a lift and stairs to the first floor where the property is situated. The internal accommodation comprise internally of a 10 metre (approx) entrance hall with great storage facilities, a generous lounge/diner with a bay window to the front elevation with provides far-reaching views across the sea over Scarborough Harbour and Scarborough Castle. The lounge also features a gas fireplace and high ceilings throughout, the kitchen is newly fitted and is modern in design, the bathroom also is newly fitted including a bath with shower over, a wash hand basin and WC. The main bedroom has a bay window which also enjoys sea views, and the second bedroom has great storage plus an additional adjoined room which is currently utilised for storage but has plumbing available to re-instate an en suite bathroom should you wish. Within Wessex Court lies a communal undercover garage/storage facility where each flat owner has a designated space/area.



This apartment is situated on Scarborough's renowned Esplanade and is a 'stone's throw' away from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa.



ACCOMMODATION

Communal Hall

With secure entry, lifts to all floors and individual letter boxes.

Entrance Hall

32'9" max x 4'3" max

Lounge

19'8" (max) x 14'5"

Kitchen

9'10" x 5'10"

Bathroom

7'6" x 4'11"

Bedroom One

17'0" max x 9'6"

Bedroom Two

11'9" (max) x 10'5"

En-Suite

5'6" x 4'7"

OTHER:

Communal Undercover Storage

There is a communal undercover storage facility where each flat owner has a designated space/area. Some of which have been used for parking for a motorised scooter by prior arrangement with the management company.

Tenure/Maintenance

We are informed by the vendor that the property is freehold with a maintenance agreement in place which is run in house and costs currently £1500 per annum, at the time of writing which includes building insurance.

Details Prepared/Ref

TLAB/100622



Interested? Get in touch:

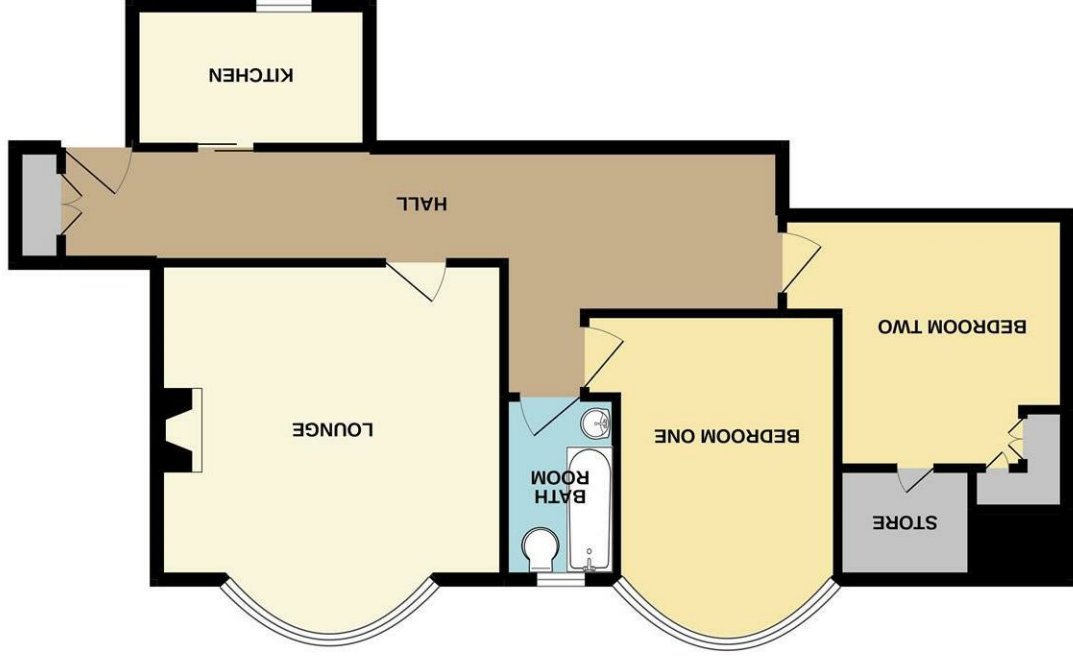
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CPH

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



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.
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.
Made with Metropix 5/2022



FIRST FLOOR
746 sq.ft. (69.3 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	61	
Potential	79	

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	
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Very environmentally friendly - lower CO ₂ emissions		
Current		
Potential		

