



Flat 2, 34 Westbourne Grove, Scarborough YO11 2DL
Auction Guide £45,000



- IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY
- GROUND FLOOR FLAT
- ONE BEDROOM
- WELL PRESENTED
- NO ONWARD CHAIN
- TRADITIONAL AUCTION

IDEAL FIRST TIME BUY/INVESTMENT OPPORTUNITY! ENVIABLY LOCATED on Scarborough's SOUTH CLIFF lies this BEAUTIFULLY PRESENTED, SPACIOUS ONE BEDROOM GROUND FLOOR apartment and is offered with NO ONWARD CHAIN.

The property is accessed via a communal entrance and the accommodation comprises; the hallway leading into kitchen/living area with bay window with a range of integrated appliances. A spacious master bedroom with bay window and the house bathroom with three-piece suite.

'In our opinion' the property has been well-maintained by the current vendors, offered to the market in great order throughout. Being located in the excellent area of Westbourne Grove the property offers excellent access to a wide range of amenities and attractions including The Esplanade and Cliff Lift down to the Spa and conference centre, Italian gardens, Ramshill shopping parade and supermarket as well as a little further Scarborough's town centre, train station and Scarborough's South Bay and the beach.

Internal viewing is highly recommended to fully appreciate this well-presented apartment. To arrange a viewing, please contact CPH Property Services on 01723352235 or visit www.cphproperty.co.uk





ACCOMMODATION

GROUND FLOOR

Hallway
4'8" x 3'7"

Kitchen/Living Area
16'6" x 14'5"

Bedroom
12'10" x 11'9"

Bathroom
8'5" x 4'10"

Tenure/Maintenance

We have been informed that the property is leasehold with approximately 992 years remaining on the lease. The maintenance agreement currently in place is £800 per annum and £5 for ground rent. The maintenance is ran by Ellis Hay and the seller is not aware of any restrictions.

Details

Council Tax Banding - A

LCAB 16102023

Auction

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

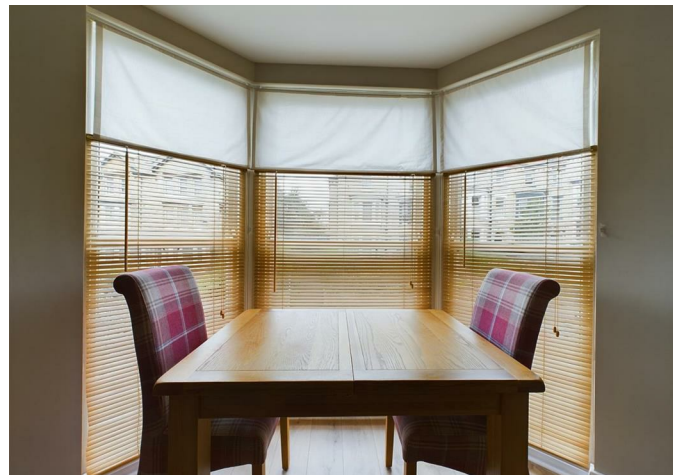
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

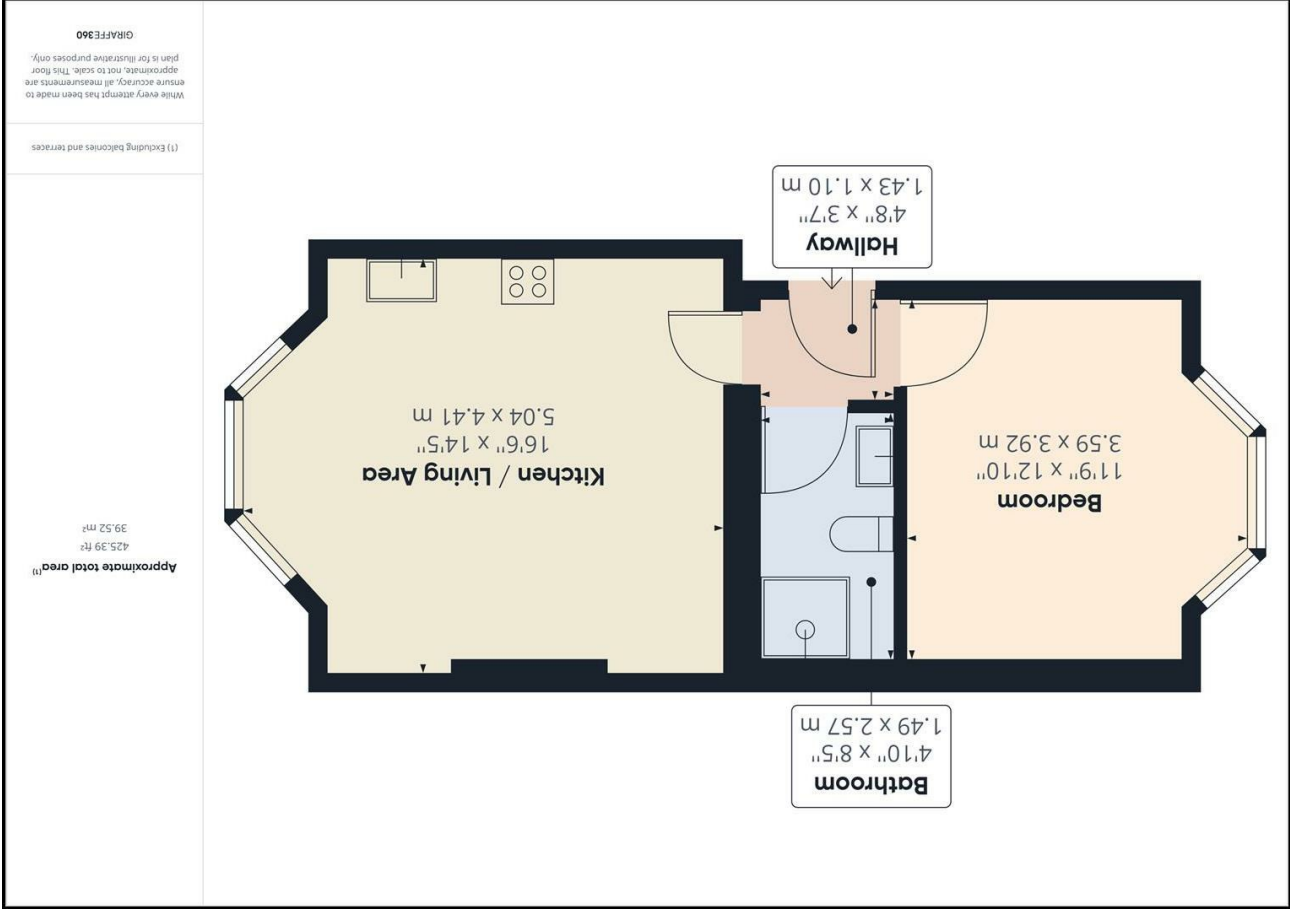
t. 01723 352235

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



England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Current	Potential	
64	78	

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

