



201 Lockton House Peasholm Gap, Scarborough YO12 7TN
Offers Over £375,000



- TWO BEDROOM SECOND FLOOR APARTMENT
- MODERN OPEN PLAN LIVING/KITCHEN/DINING
- EN-SUITE TO THE MASTER
- SPACIOUS WRAP AROUND BALCONY
- BREATHTAKING SEA/COASTAL/CASTLE VIEWS
- LOCATED ON SCARBOROUGH'S NORTH BAY BEACH
- OFFERED WITH NO ONWARD CHAIN

Situated on the SECOND FLOOR of the AWARD WINNING 'THE SANDS' DEVELOPMENT, this TWO BEDROOM LEASEHOLD APARTMENT is located on Scarborough's NORTH BAY BEACH and benefits from an ON-SITE GYM, a PARKING SPACE, a PRIVATE WRAP AROUND BALCONY and an EN-SUITE to the MASTER. The property would make an IDEAL HOLIDAY LET and is offered to the market with NO ONWARD CHAIN with BREATHTAKING SEA VIEWS.

'The Sands' is an exclusive, gated development which leads out straight onto Scarborough's North Bay and beach. Also within the immediate area lies a variety of eateries, a convenience store and Peasholm Park. Also within close proximity to the property lies 'Alpamare' waterpark and Scarborough's Open Air Theatre, making this an ideal holiday rental.

This stunning apartment comprises on the second floor of; entrance hallway with built-in storage, a modern open plan lounge/kitchen/diner with sliding doors to a spacious wrap around balcony, a master bedroom with a modern en-suite shower room, a double bedroom and a modern three-piece suite bathroom. Within the development itself lies an on-site gymnasium and an off-street parking space.

Early internal viewing is truly a must and can be arranged via our friendly team in the office on 01723 352235 or by visiting our website www.cphproperty.co.uk





ACCOMMODATION:

SECOND FLOOR

Entrance Hall

11'1" max x 10'5" max

Lounge/Diner

22'7" max x 18'0" max

Kitchen

8'10" max x 5'2"

Bedroom One

19'4" max x 15'5" max

En-suite to Bedroom One

8'2" max x 7'2" max

Bedroom Two

13'9" max x 11'1" max

Bathroom

8'2" x 5'6"

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with approximately 135 years remaining. There is a current maintenance agreement in place of approximately £1816 per annum plus a ground rent of approximately £346 per annum which includes building insurance, window cleaning and various other items.

Details Prepared

TLPF/060824

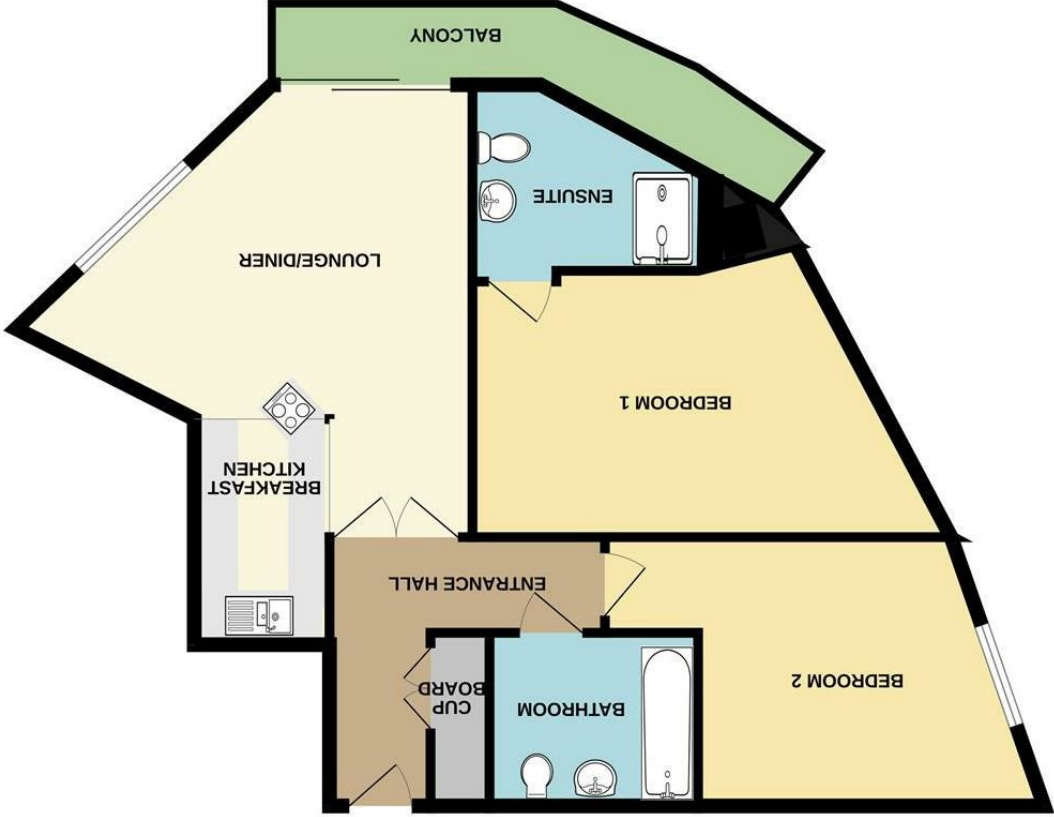


Interested? Get in touch:

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

CPH

SECOND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



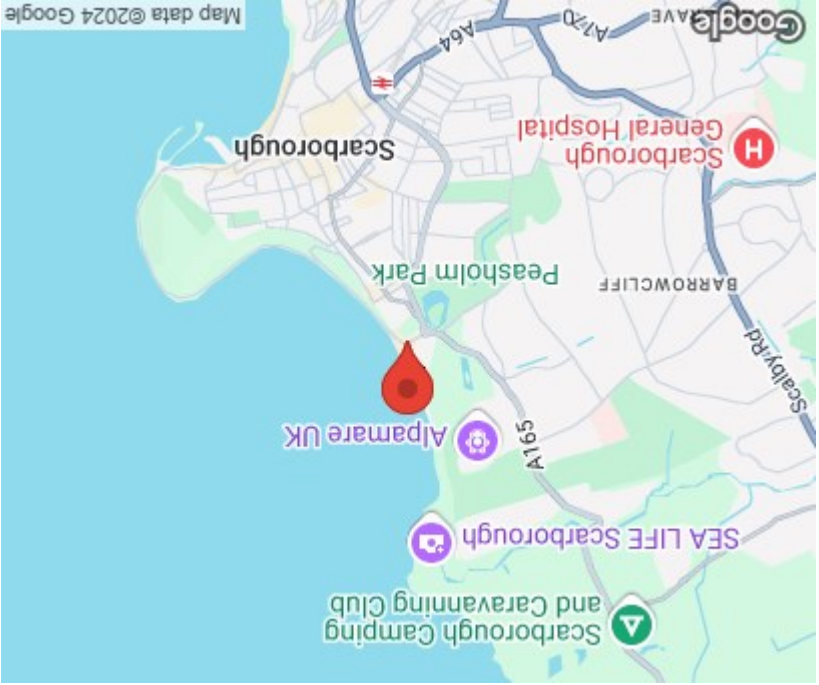
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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England & Wales		
	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	
Current	75	
Potential	77	

England & Wales		
	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		



CPH Property Services
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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