



Flat 2b Throxenby Hall, Throxenby Lane, Scarborough, YO12 5RE  
Guide Price £200,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



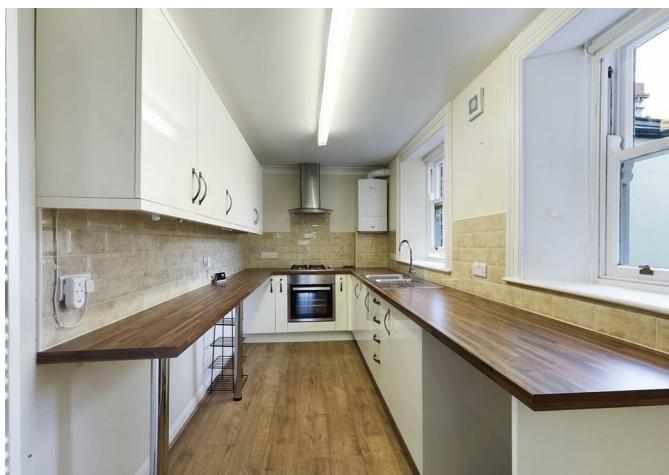
- CHARACTERFUL FIRST FLOOR LEASEHOLD APARTMENT
- TWO BEDROOMS
- FORMS PART OF THE REMARKABLE THROXENBY HALL
- OFF-STREET PARKING AND GARAGE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER NORTH SIDE/NEWBY LOCATION

This CHARACTERFUL, TWO BEDROOM APARTMENT is well located on the FIRST FLOOR of this IMPOSING DETACHED former shooting lodge built by Lord Londesborough in the mid nineteenth century. Throxenby Hall is quietly located on the western edge of the town and on the door step of the National Park.

The accommodation itself is accessed via a communal entrance porch to the side leading to three of the apartments and a communal entrance hall with stairs leading to all floors. The apartment then has a private entrance hall with doors leading to a substantial feature lounge/diner with views to the front of the property down the feature entrance drive and gardens. There is also a modern kitchen and shower room as well as two double bedrooms. External to the property lies a detached garage which is set within a block.

'In our opinion' the apartment is offered to the market in excellent order throughout having been well maintained by the current vendors. We feel the property will therefore be of particular interest to an individual or couple looking at downsizing/retirement or possibly someone looking for a holiday home/base in Scarborough with a secluded peaceful setting.

Offered with NO ONWARD CHAIN internal viewing is highly recommended to fully appreciate the space, character and setting on offer from this stunning feature apartment.





ACCOMMODATION

GROUND FLOOR

Communal Entrance Porch and Hallway

FIRST FLOOR

Private Entrance Hall

Lounge/Diner  
20'8" x 16'9"

Kitchen  
14'1" x 6'7"

Bedroom One  
15'5" x 11'2"

Bedroom Two  
11'6" x 7'7"

Shower Room  
8'6" x 5'3"

OTHER:

Garage & Parking

The garage is located within a separate block to the rear of the main house. The garage has a pitched roof with overhead storage within the garage and an up and over door.

Tenure

We are informed by the vendors that the property is Leasehold with a 999 year lease from 1996. There is a deed of covenant in place.

Details Prepared  
TLPF/190622



**Interested? Get in touch:**

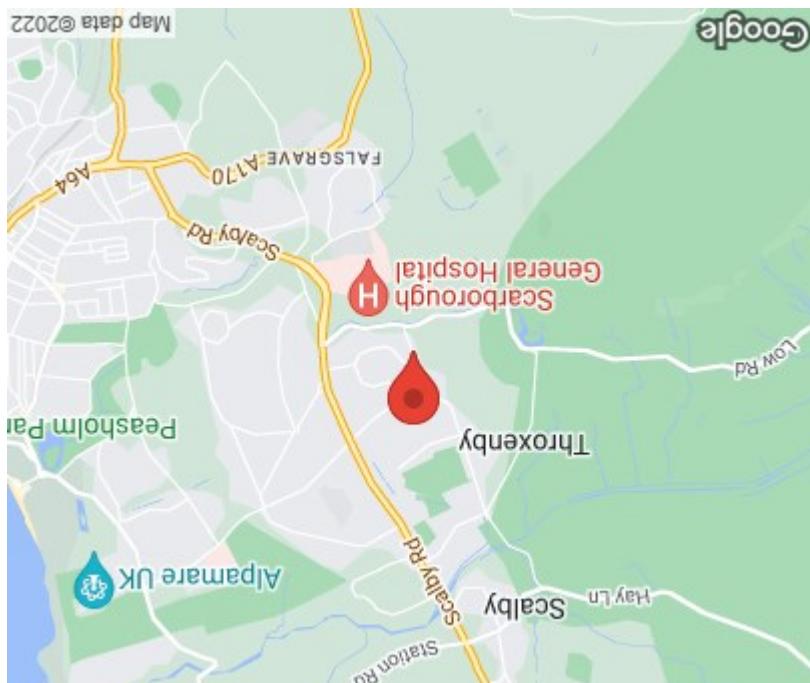
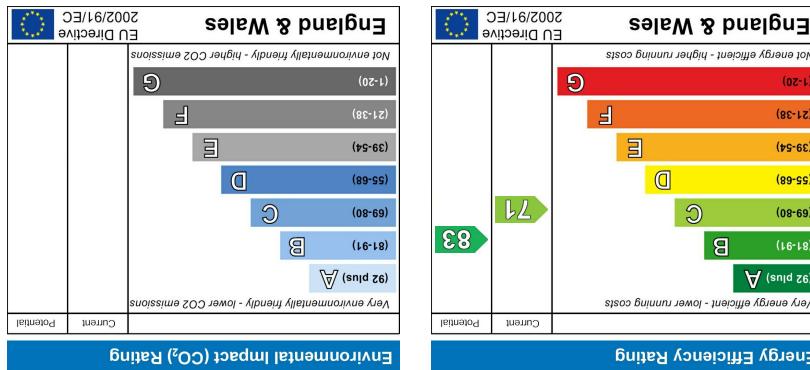
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose.

Whatsoever and notwithstanding their accuracy nor the continuued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor must satisfy himself by inspection or otherwise as to the correctness of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise under any liability or claim in respect of the property.

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CPH Property Services



Valid where building has been made to the standard of the Building Regulations Part L and no alternative prospective provider has been appointed by the owner. This limit is for domestic properties only and should be used to determine the cost of prospective services. The services shown are not deemed to be fit for purpose and no guarantee is given to their suitability or performance. The services shown are not deemed to be fit for purpose and no guarantee is given to their suitability or performance.

TOTAL FLOOR AREA: 857 sq.m. (79.6 sq.m.) approx.



FIRST FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



particulars contained. C132