



Apartment 16, Scarborough View, 86 Filey Road, Scarborough, YO11 3XS

Price Guide £900,000

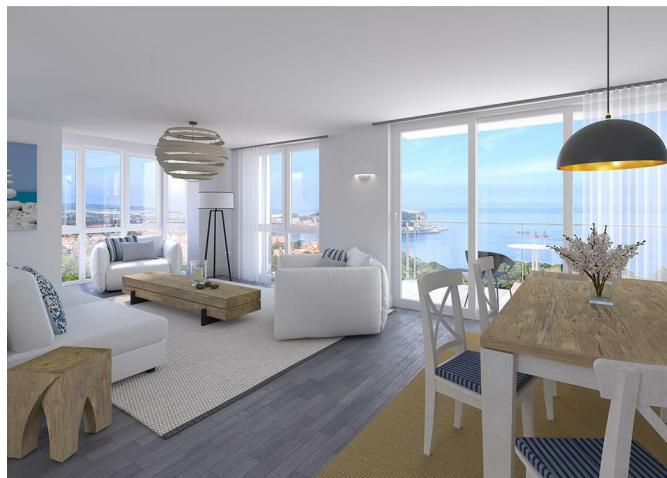
CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- LUXURY THREE BEDROOM PENTHOUSE APARTMENT
- FEATURE OPEN PLAN LOUNGE/KITCHEN/DINER
- WITHIN A NEW PRESTIGIOUS DEVELOPMENT
- STUNNING SEA AND COASTLINE VIEWS
- FANTASTIC LOCATION ON SCARBOROUGH'S SOUTH SIDE

SCARBOROUGH VIEW is a 'STATE OF THE ART' NEW DEVELOPMENT of FIFTEEN HIGH SPECIFICATION LUXURY APARTMENTS on Scarborough's ever popular SOUTH SIDE which all offer BREATHTAKING SEA/COASTLINE VIEWS, BALCONIES, a LIFT FACILITY, a COMMUNAL GARDEN and OFF-STREET PARKING (subject to further negotiations).

The apartments would be well-suited to those seeking a luxury holiday apartment, a second home or a stylish seaside abode. The property is accessible with level access thresholds, oversized doors and a range of other facilities. All apartments also benefit from separate utilities and both underfloor electric heating/panel heaters (which can be controlled via your mobile phone and switched off when not in use), floor to ceiling windows, balconies and spectacular sea views over Scarborough to Scarborough Castle.



Innovatively designed to a high standard the building itself is of an 'ICF insulated' concrete build with a 'Cutting Edge' construction method which offers low emissions, an 'MVP' Flow system, double glazing with argon filled air gap, mechanical ventilation with heat recovery, Solar panels and much more. The apartments are accessed via a grand communal hall which offers a choice between stairs and a lift facility to all floors together with guest WC's and a reception/lounge area. The external of the property has



been carefully detailed and benefits from a communal garden with a bin store, a seating area and off-street parking (available via separate negotiations) with the benefit of an electric car charging point.

Set within a prestigious location on Scarborough's South side, the property is located within the most sought-after area of Filey Road, close to local amenities including South Cliff Golf Club, transport/bus links to Scarborough Town Centre, Filey and beyond, a choice of popular primary schools and a college. Furthermore, the property is situated within close proximity to the Cleveland Way where scenic walks can be taken with Scarborough's South Bay Beach and Scarborough Town Centre a little further afar.

Early internal viewing is a MUST as four of the apartments have already SOLD prior to marketing. To arrange a viewing, please contact our friendly and experienced sales team at CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



Interested? Get in touch:

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

CPH



CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

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: 2672 sq ft (248.3 sq m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained these measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is to be used for guidance 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 Metretek ©2022



GROUND FLOOR 178 sq ft (16.5 sq m.) approx.
1ST FLOOR 2694 sq ft (251.7 sq m.) approx.

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

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

