



117a Falsgrave Road, Scarborough, YO12 5EG
Guide Price £125,000



- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- A BEAUTIFULLY PRESENTED FIRST FLOOR LEASEHOLD APARTMENT
- TWO DOUBLE BEDROOMS AND TWO BATHROOMS
- IDEAL HOLIDAY LET, BOLT HOLE OR PERMANENT HOME
- POPULAR FALSgrave LOCATION (CLOSE PROXIMITY TO SCARBOROUGH TOWN CENTRE)

CPH are delighted to be presenting to the market this BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT which provides SPACIOUS LIVING ARRANGEMENTS with TWO DOUBLE BEDROOMS, TWO BATHROOMS and is well located in Scarborough's sought after FALSgrave AREA. We feel that this property would make a great HOLIDAY LET/FIRST TIME BUY/SEASIDE BOLT-HOLE.

The apartment is accessed via a communal entrance hallway and 117a is located on the first floor. On entry to the apartment you are greeted with a spacious and light hallway, a generous bay fronted living/dining room, a sizeable kitchen/diner, a master bedroom with en-suite shower room, a further double bedroom, a modern and recently fitted four-piece bathroom suite.

The property is well located centrally to a wealth of amenities including Sainsburys supermarket, Falsgrave shopping parade, the train station, and Scarborough town centre itself. A choice of popular eati





ACCOMMODATION:

FIRST FLOOR

Entrance Hallway

17'3" max x 5'3" max

Living/Dining Room

19'9" max x 13'8" max

Kitchen/Diner

16'10" max x 13'9" max

Master Bedroom

12'0" max x 10'9" max

En-suite to the Master

13'8" max x 9'11" max

Bedroom Two

15'2" max x 12'8" max

Bathroom

12'6" max x 8'0" max

OTHER:

Tenure/Maintenance

We have been advised by the vendor that the property is Leasehold with approximately 984 years remaining on said lease. Currently there is a managing agent in place (David Silverman Statebrook) and a block building insurance policy of £235.00 per annum. There are two apartments within the block of which are subject to a deed of covenant split on an 'as and when' 50/50 basis. We have also been advised that both Holiday Letting and Pets are permitted.

Details Prepared

TLAB/011222



Interested? Get in touch:

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

CPH

