



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

**Apt 5, The Penthouse, 35 St. Nicholas Street**

Offers Over **£170,000**





## Apartment 5

### The Penthouse, Scarborough

- TWO BATHROOMS AND ADDITIONAL DRESSING/STUDY ROOM
- ALLOCATED OFF-STREET PARKING SPACE
- IMMACULATE, SPACIOUS GRADE II LISTED TWO BEDROOM LUXURY DUPLEX APARTMENT
- LOCATED CENTRALLY WITHIN SCARBOROUGH
- FEATURE OPEN PLAN LOUNGE/DINER/FITTED KITCHEN

+++CPH are delighted to be presenting to the market this IMMACULATELY PRESENTED and DECEPTIVELY SPACIOUS two bedroom LEASEHOLD DUPLEX APARTMENT, located within close proximity to SCARBOROUGH'S SOUTH BAY BEACH and additionally offering TWO BATHROOMS, a DRESSING ROOM/STUDY and OFF-STREET PARKING,+++ (located in the former Legendary Scarborough venue The Penthouse, which first opened its doors in 1969 and over the ensuing thirteen years was on a par with the very top London clubs such as The Marquee and Dingwall's, playing host to such artistes as Yes, David Bowie, Free, Sex Pistols, Roxy Music, The Pretenders, Status Quo, and many, many more.

Undoubtedly, more than worthy of a place in the annals of UK live rock history, you can now own what was an intrinsic part of this celebrated temple of music.

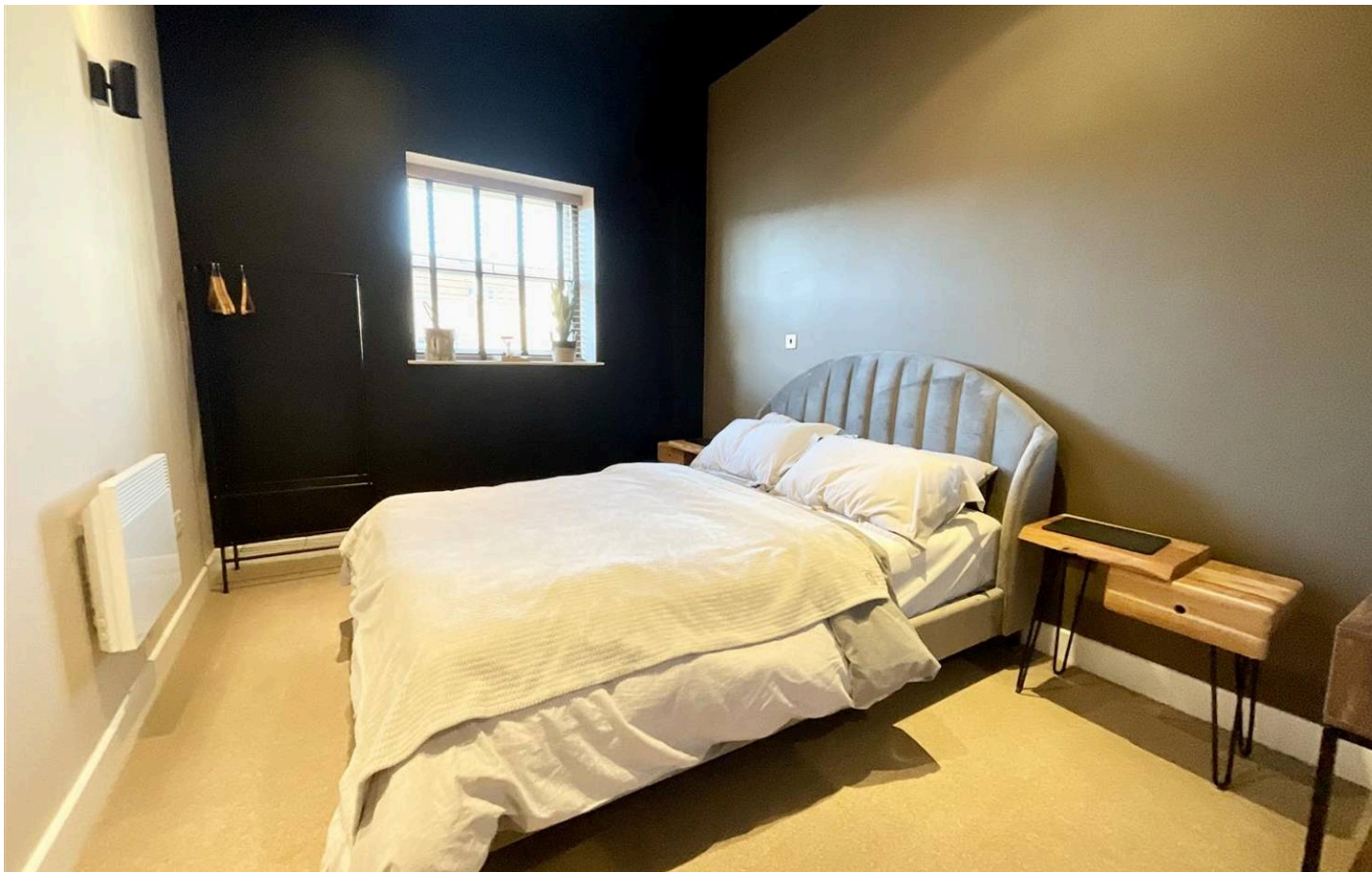
Equally ideal for personal use as a second home (can't holiday let) premium rate BTL (£1000 p/m) in the heart of Scarborough's town centre, or permanent residency.

This apartment represents significant value, as well as giving you ownership of a significant piece of local culture.

The property is located within a luxury development of seven contemporary style apartments and comprises on the ground floor; communal entrance hall and reception area. The apartment is located on the first floor and comprises; private entrance hall, a feature open plan lounge/diner/modern fitted kitchen and a modern bathroom. To the second floor lies two bedrooms, a







## ACCOMMODATION:

### FIRST FLOOR

#### Entrance Hall

#### Lounge/Diner/Kitchen

Dimensions: 27' 3" max x 17' 5" max (8.3m x 5.3m).

#### Bathroom

Dimensions: 9' 2" x 6' 7" (2.8m x 2.0m).

### SECOND FLOOR

#### Landing

#### Master Bedroom

Dimensions: 17' 9" x 11' 10" (5.4m x 3.6m).

#### Bedroom Two

Dimensions: 12' 6" max x 9' 10" (3.8m x 3.0m).

#### Hobbies Room/Study

Dimensions: 12' 10" max x 9' 6" max (3.9m x 2.9m).

#### Shower Room

Dimensions: 8' 2" max x 7' 3" max (2.5m x 2.2m).

#### Off-Street Parking

The property also offers an allocated off-street parking space in a communal car park which is accessed via electric remote controlled security gates.

#### Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with 999 years remaining from 2004. We have also been informed that there is a current maintenance agreement in place with Walker Landray of approx £331 per quarter plus a ground rent of £200 per annum. NO HOLIDAY LETS ARE ALLOWED AT THE PROPERTY, BUT CAN BE USED AS A SECOND HOME.

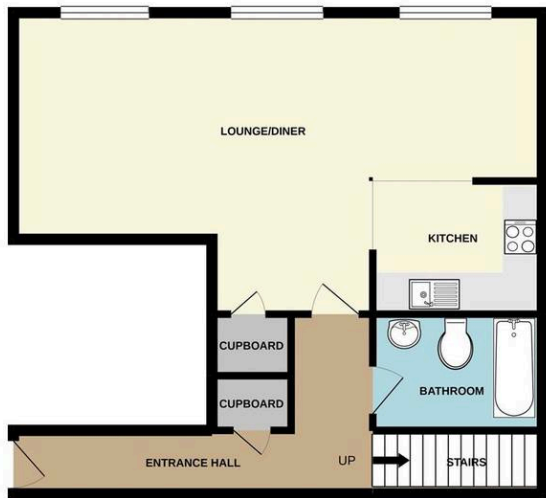
Council Tax BAND - C

#### Details Prepared/Ref

GV/06/12/23



GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.

Whilst 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.  
Made with Metropix ©2020

*Interested?*

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



**Sales, Lettings & Commercial**  
ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

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