





Flat 2 and Flat 3, 3 St Martins Square

Scarborough

- TWO, SELF-CONTAINED ONE BEDROOM APARTMENTS
- BOTH APARTMENTS ARE ON ONE TITLE - PERFECT FOR INVESTORS
- CURRENTLY UTILISED FOR HOLIDAY LETTING
- IN GREAT DECORATIVE ORDER
- POPULAR SOUTH CLIFF LOCATION

We are delighted to present this exceptional investment opportunity in the ever-popular South Cliff location, featuring two self-contained one-bedroom apartments arranged across the second and third floors, both on a single title.

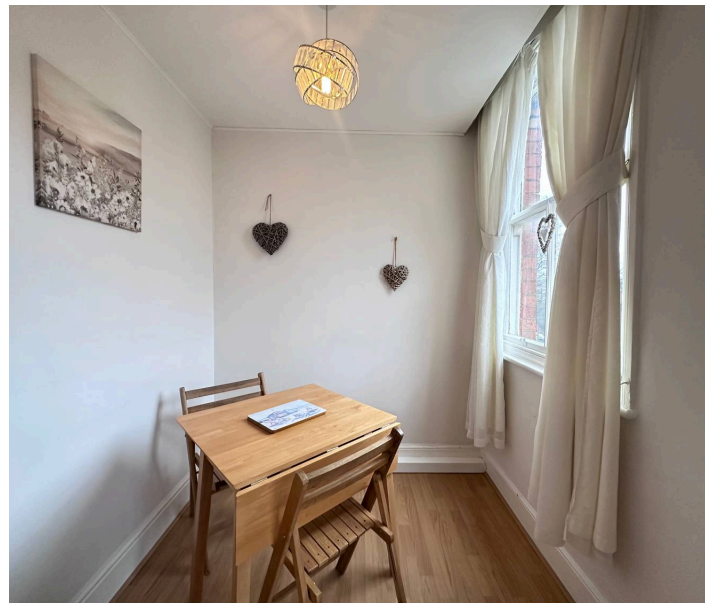
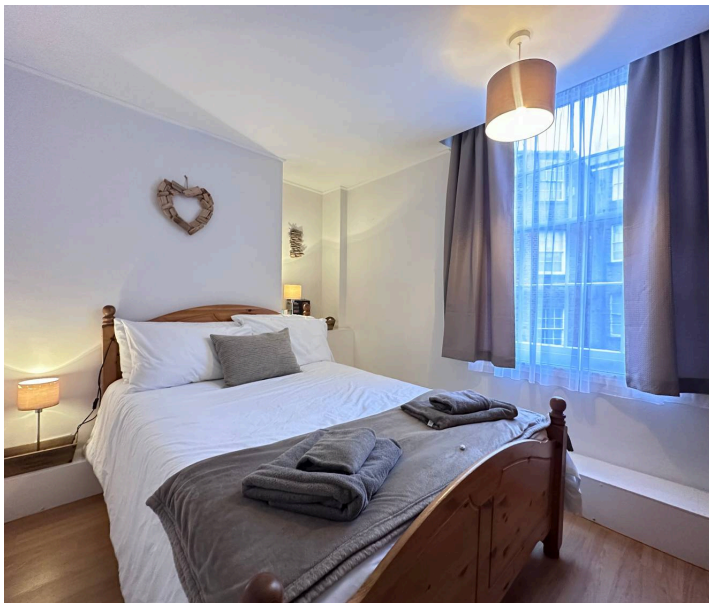
Each apartment offers inviting living spaces that are currently utilised for holiday letting, making this an ideal turnkey proposition for investors seeking immediate returns. The interiors are presented in good decorative order both with open plan lounge/dining/kitchens, a bedroom and a shower room.

The South Cliff area is renowned for its desirable lifestyle and convenient access to local amenities, shops, and transport links, ensuring strong ongoing demand from both holidaymakers and long-term tenants.

This rare opportunity to acquire two quality apartments on one title in such a sought-after location is not to be missed. Early viewing is highly recommended.

Council Tax band: TBD

Tenure: Freehold





ACCOMMODATION:

FLAT 2 - SECOND FLOOR

Entrance Vestibule

4' 11" x 3' 11" (1.50m x 1.20m)

Open Plan Lounge/Dining/Kitchen

18' 4" x 17' 1" (5.60m x 5.20m)

Bedroom

11' 6" x 8' 2" (3.50m x 2.50m)

Shower Room

7' 7" x 4' 11" (2.30m x 1.50m)

FLAT 3 - THIRD FLOOR

Entrance Hall

6' 11" x 3' 7" (2.10m x 1.10m)

Lounge/Dining/Kitchen

18' 4" x 13' 9" (5.60m x 4.20m)

Bedroom

13' 5" x 11' 6" (4.10m x 3.50m)

Shower Room

8' 2" x 3' 3" (2.50m x 1.00m)

OTHER:

Tenure

We have been informed that the flats are Flying Freehold and that there is a Deed of Covenant in place, which is ran in house.

HMRC INFORMATION

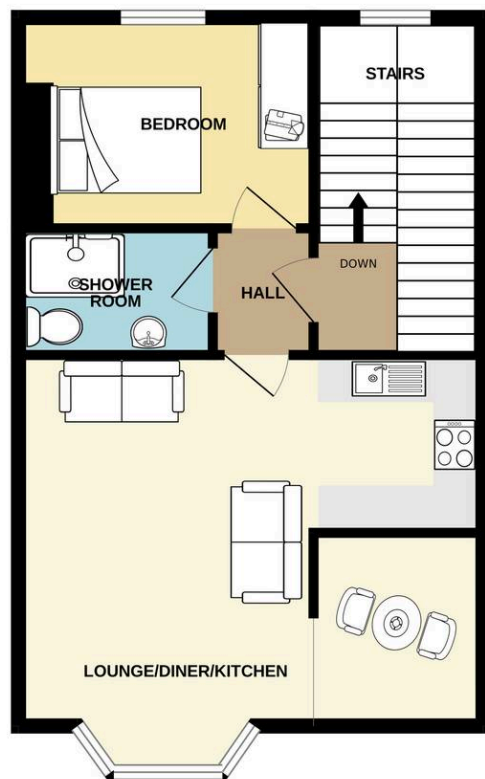
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared

TLPF/130126 ESR14106



SECOND FLOOR
502 sq.ft. (46.6 sq.m.) approx.



THIRD FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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.
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Interested?

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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