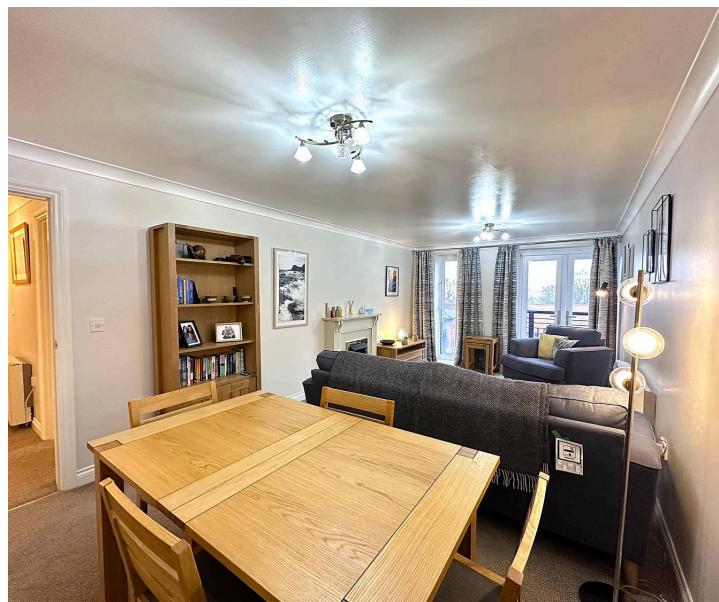




**CPH**

ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

**8 Mountside Apts, Mountside, Scarborough**  
Guide Price £140,000



## 8 Mountside Apartments, Mountside

Scarborough, Scarborough

- TWO BEDROOM FIRST FLOOR LEASEHOLD APARTMENT
- GENEROUS LOUNGE/DINER WITH BALCONY
- WELL PRESENTED ACCOMMODATION
- ALLOCATED OFF-STREET PARKING SPACE
- DESIRABLE SOUTH SIDE LOCATION

CPH are delighted to present to the market this WELL-PRESENTED, TWO BEDROOM LEASEHOLD which is located on the FIRST FLOOR of this well-maintained PURPOSE-BUILT SECLUDED BLOCK and provides SPACIOUS LIVING ACCOMMODATION with ALLOCATED OFF-STREET PARKING.

Well located within this MODERN, PURPOSE BUILT SECLUDED BLOCK on Scarborough's South Cliff. Accessed via a communal entrance hall, the property comprises on the first floor; an entrance vestibule with an inner door to an entrance hall, a generous lounge/diner with double doors to a balcony with open aspect views and an opening to a kitchen fitted with a range of matching wall/base units and an integrated oven, a spacious master bedroom, a further bedroom and a white three-piece suite bathroom. The apartment also benefits from economy 7 electric storage heating, UPVC triple glazing and is decorated to offer a neutral finish and feel throughout. Outside there is a communal car park with each of the flat owners having an allocated space as well as use of the visitors parking.

Being located on Scarborough's South Cliff the apartment offers excellent access to a wealth of amenities including The Esplanade, Sports Centre, Ramshill Shopping Parade as well as Scarborough's Spa/Conference Centre, South Bay and the beach making this an ideal base for someone in Scarborough possibly as a holiday home or equally suitable for someone looking to downsizing.

Internal viewing cannot be recommended highly enough to fully



## ACCOMMODATION:

### FIRST FLOOR

#### Vestibule

Dimensions: 3' 7" x 3' 7" (1.1m x 1.1m).

#### Hall

#### Lounge/Diner

Dimensions: 20' 4" x 10' 6" (6.2m x 3.2m).

#### Kitchen

Dimensions: 10' 6" x 7' 7" (3.2m x 2.3m).

#### Bedroom One

Dimensions: 18' 8" x 9' 2" (5.7m x 2.8m).

#### Bedroom Two

Dimensions: 14' 9" x 7' 10" (4.5m x 2.4m).

#### Bathroom

Dimensions: 12' 10" max x 6' 11" (3.9m x 2.1m).

### OTHER:

#### Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold, with 999 years remaining from the 1st July 2001 of which no holiday lets are allowed. However, pets may be considered subject to prior approval from the management company. We have also been informed that there is a maintenance agreement in place with First Port of approximately £2500 per annum and a ground rent of approximately £71 per annum.

#### Off-Street Parking

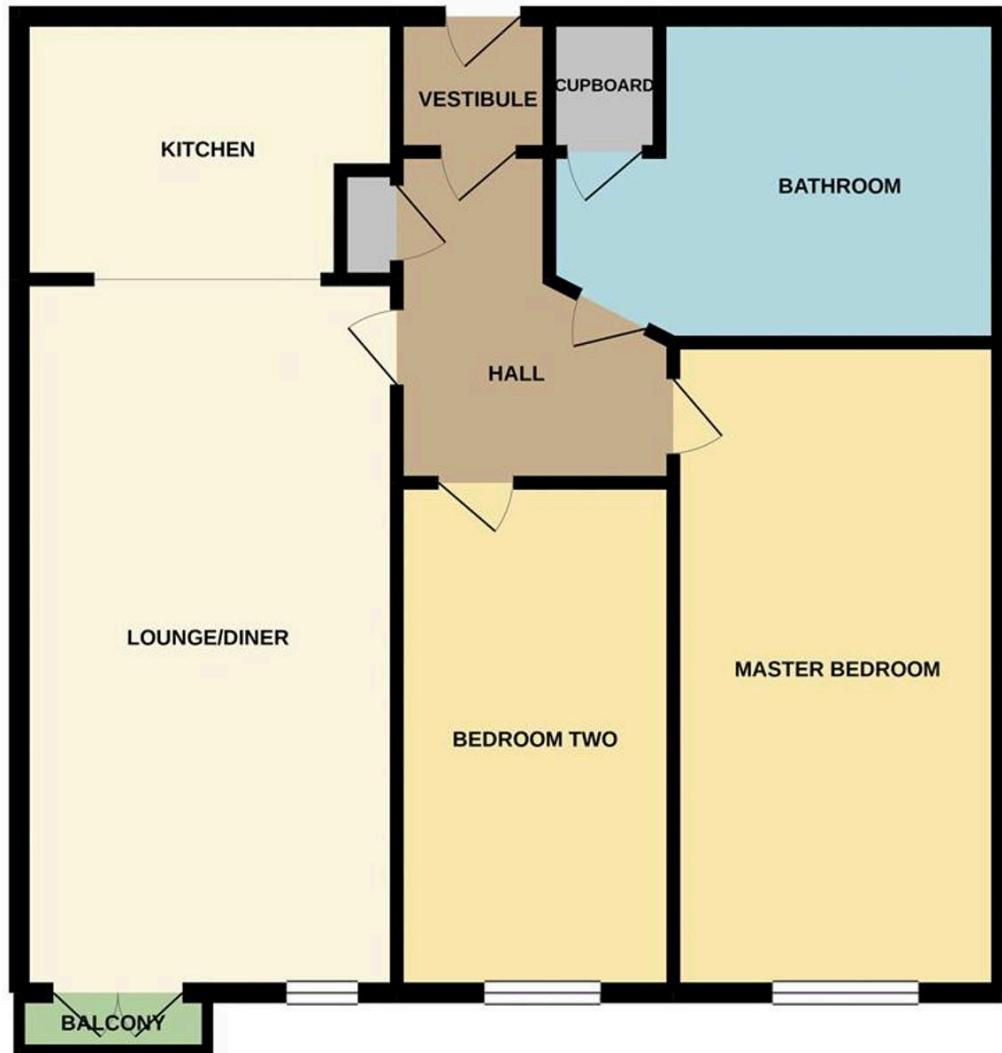
The property does also benefit from an allocated off-street parking space.

#### Details Prepared

TLPF/220126



## FIRST FLOOR



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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01723 352235 | [sales@cpaphproperty.co.uk](mailto:sales@cpaphproperty.co.uk)

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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