







- Off Street Parking & Lift Facility
- Part Ownership Option Available
- Modern Luxury Development
- Two Bedroom First Floor Apartment

#### TWO BED FIRST FLOOR NEW BUILD APARTMENT

\* Ideal Holiday Home/Rental Excellent R.O.I

Year 1 Estimate £22,612 - £27,637 (11.3% - 13.8%)

Year 2 Estimate - £24,194 - £29,571 (12.0% - 14.7%)

Year 3 Estimate - £25,162 - £30,753 (12.5% - 15.3%)

\* New Build 10 Year LABC Warranty

\* Lift Facility and Off Street Parking Available

This MODERN, LUXURY DEVELOPMENT of ten HIGH SPECIFICATION APARTMENTS is well located within the popular Newby area of Scarborough, well placed centrally to a wealth of amenities nearby.

Apartment four is a two bedroom first floor apartment and provides open plan kitchen/lounge/diner with patio doors to a Juliette balcony, two bedrooms and modern house bathroom.

The block itself benefits from lift and stairs to all floors providing easy level access, secure video secure entry/intercom system and externally provides off-street parking spaces with BS1363 electric charging and a communal bin store.

Ideally suited to a range of buyers most notably as a second property or ideally suited to someone looking to downsize/retirement as the development provides easy level access to a wealth of amenities including regular transport links into Scarborough and to Whitby. public house/restaurants, 'Proudfoots' supermarket, library, doctors surgery, 24hr garage, tennis courts/bowling club and Scarborough Rugby Club.







## ACCOMMODATION:

### FIRST FLOOR

#### Entrance Hallway

Dimensions: 3.8m max x 2.5m max (12'5" max x 8'2" max).

#### Lounge/Diner

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

#### Kitchen

Dimensions: 3.5m x 3.1m max (11'5" x 10'2" max).

#### Bedroom One

Dimensions: 3.2m x 2.6m max (10'5" x 8'6" max).

#### Bedroom Two

Dimensions: 2.9m x 2.7m max (9'6" x 8'10" max).

#### Bathroom

Dimensions: 2.7m max x 2.5m (8'10" max x 8'2").

#### Details Prepared

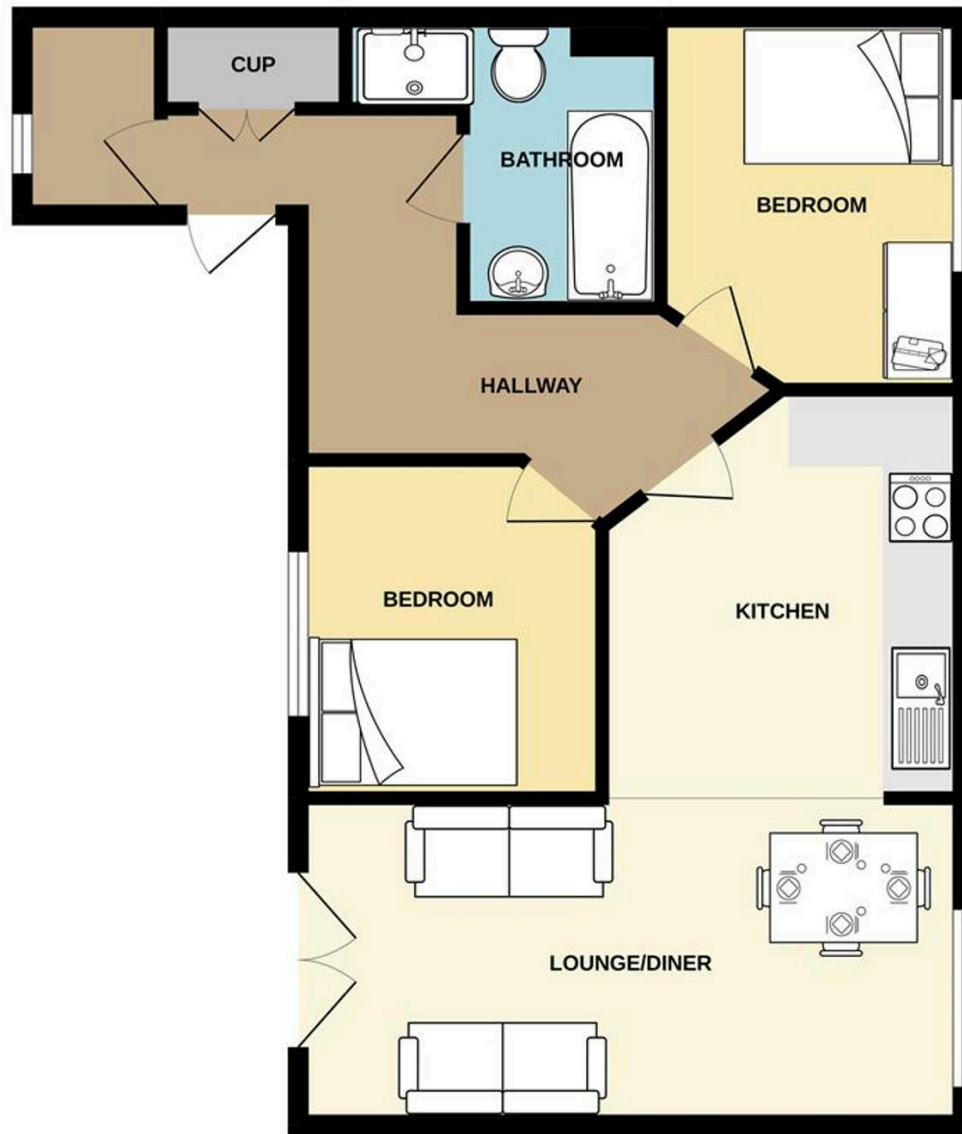
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#### HMRC DISCLAIMER

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.



## 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?

Contact our friendly team today  
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With you every step of the way



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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