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CHARTERED SURVEYORS
For over 30 years

Apt 43, Alder View Court 1A Newby Farm Road, Scarborough

Fixed Price £195,000



- SECOND FLOOR ONE BEDROOM LEASEHOLD APARTMENT
- IDEALLY POSITIONED NEAR THE LIFT
- LOUNGE WITH FRENCH DOORS TO BALCONY
- SHOWER ROOM WITH WALK IN SHOWER
- KITCHEN WITH INTEGRATED APPLIANCES
- NO ONWARD CHAIN

We are delighted to present this elegant second floor one bedroom leasehold apartment, ideally positioned near the lift in a highly regarded retirement development for the over 60s in sought-after Newby.

This well-proportioned home offers a welcoming lounge, featuring French doors that open to a Juliet balcony, allowing natural light to flood the space and creating a bright, airy ambience. The kitchen is thoughtfully designed with integrated appliances, perfect for those who appreciate functionality. A shower room with a walk-in shower ensures comfort and accessibility, while the spacious bedroom provides a peaceful retreat. The bedroom also features a spacious walk in wardrobe with hanging rails. The development comprises 43 retirement apartments, fostering a friendly community atmosphere, and benefits from a communal residents lounge where social events are enjoyed. Residents also have access to well maintained gardens within the development, offering a tranquil setting.

With no onward chain, this apartment presents an excellent opportunity for those seeking a move-in ready home in a supportive environment. Ideally located close to local amenities in Newby, this charming apartment combines convenience, comfort and community. Early viewing is highly recommended to fully appreciate all that this delightful property and its development have to offer.





Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

SECOND FLOOR

Entrance

Lounge/Diner 17' 11" x 10' 4" (5.46m x 3.14m)

Kitchen 7' 9" x 7' 1" (2.36m x 2.17m)

Bedroom 15' 3" x 9' 6" (4.66m x 2.90m)

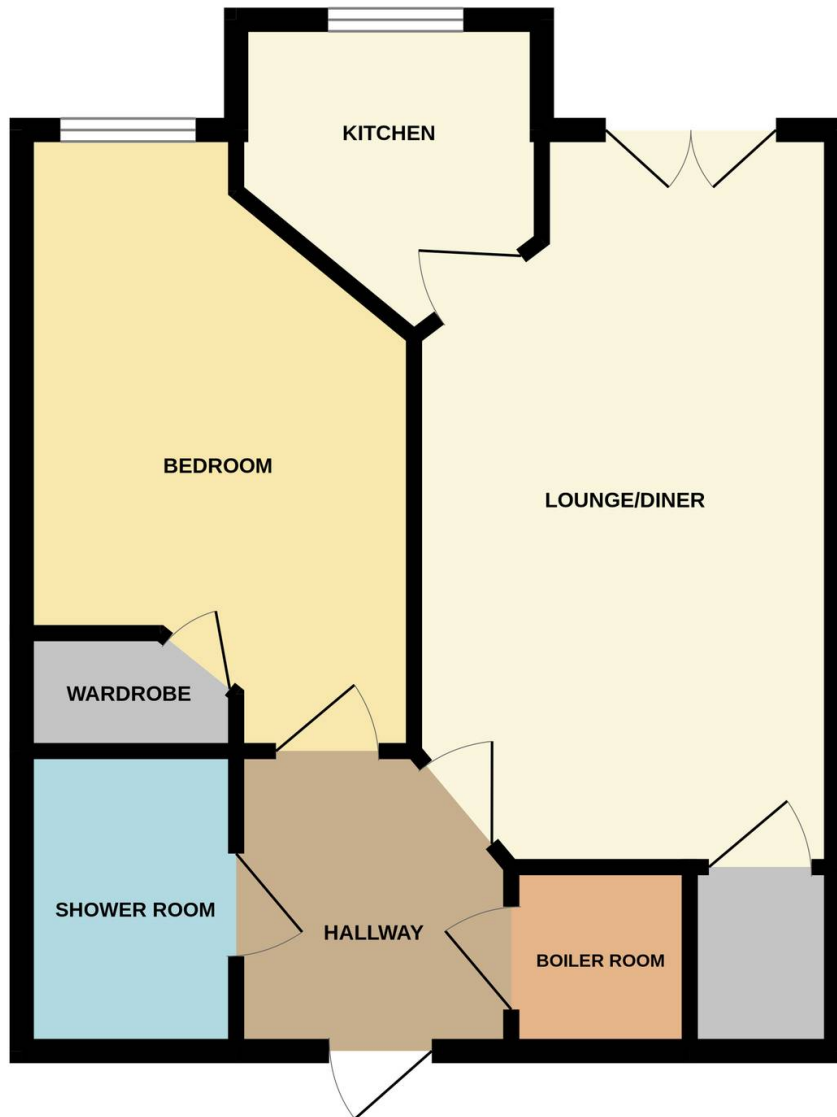
Shower Room 7' 3" x 5' 5" (2.21m x 1.64m)

HMRC - 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

TENURE/MAINTENANCE - We have been informed by the vendor that the property is leasehold with 999 years from 2017. Holiday lets are not permitted and only one pet is allowed (a dog or cat). The property is based in a popular retirement development for those over 60. Service charge is currently £4000 pa payable monthly plus a ground rent of £495 pa payable half yearly. Service charge includes: *House Manager (office hours) • Cleaning of communal windows • Water rates for communal areas and apartments • Electricity, heating, lighting and power to communal areas • 24-hour emergency call system • Upkeep of gardens and grounds • Repairs and maintenance to the interior and exterior communal areas • Contingency fund including internal and external redecoration of communal areas • Buildings insurance



SECOND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 463 sq.ft. (43.0 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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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