





3 Kepwick House Peasholm Gap Scarborough

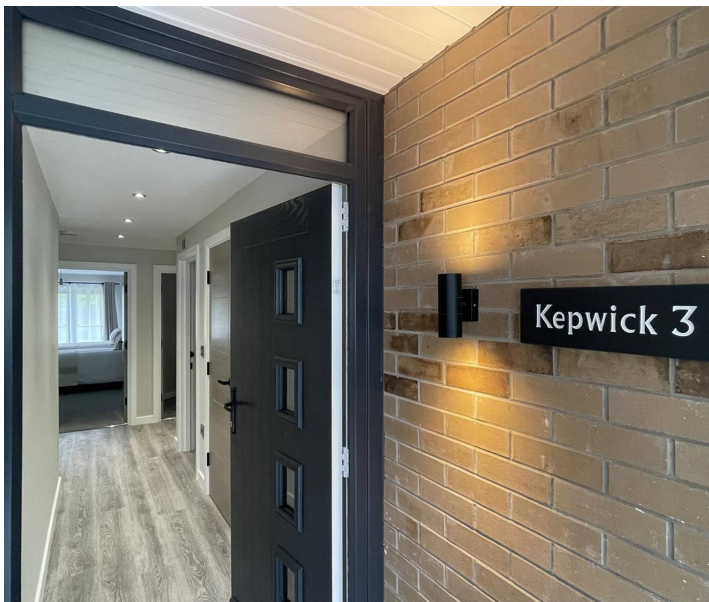
- Currently Used as a Successful Holiday Rental with Stunning Sea/Castle Views
- Luxury Two Bedroom/Two Bathroom First Floor Apartment with Private Entrance
- South Facing Balcony with Sea View & Lift Facility within the Building
- Recently Converted & Offered to the Market in Excellent Order

Situated on the FIRST FLOOR of the AWARD WINNING 'THE SANDS' DEVELOPMENT, this TWO BEDROOM LEASEHOLD APARTMENT is located on Scarborough's NORTH BAY BEACH and benefits from an ON-SITE GYM, a PARKING SPACE, a PRIVATE BALCONY and an EN-SUITE to the MASTER. The property would make an IDEAL HOLIDAY LET and is offered to the market FULLY FURNISHED and with NO ONWARD CHAIN.

'The Sands' is an exclusive, gated development which leads out straight onto Scarborough's North Bay and beach. Also within the immediate area lies a variety of eateries, a convenience store and Peasholm Park. Also within close proximity to the property lies 'Alpamare' waterpark and Scarborough's Open Air Theatre, making this an ideal holiday rental. Currently utilised as a holiday let, the property generates a turnover of CIRCA £39,000 per annum.

This stunning apartment comprises on the first floor of; entrance hall, a modern open plan lounge/kitchen/diner with double doors to a balcony which provides stunning Sea/Castle views, a master bedroom with a modern en-suite shower room, a double bedroom and a modern three-piece suite bathroom. Within the development itself lies an on-site gymnasium and an off-street parking space.

Internal viewing is truly a must to fully appreciate the space, setting and finish on offer. Your viewing can be arranged via our friendly team in the office on 01723 352235 or by visiting our





Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with approximately 137 years remaining. There is a current maintenance agreement in place with Benchmark Leisure Limited of approximately £1500 per annum plus a ground rent of approximately £250 per annum.

Council Tax Band

The property is currently exempt from Council Tax as is being used as a holiday home.

Details Prepared/Ref:

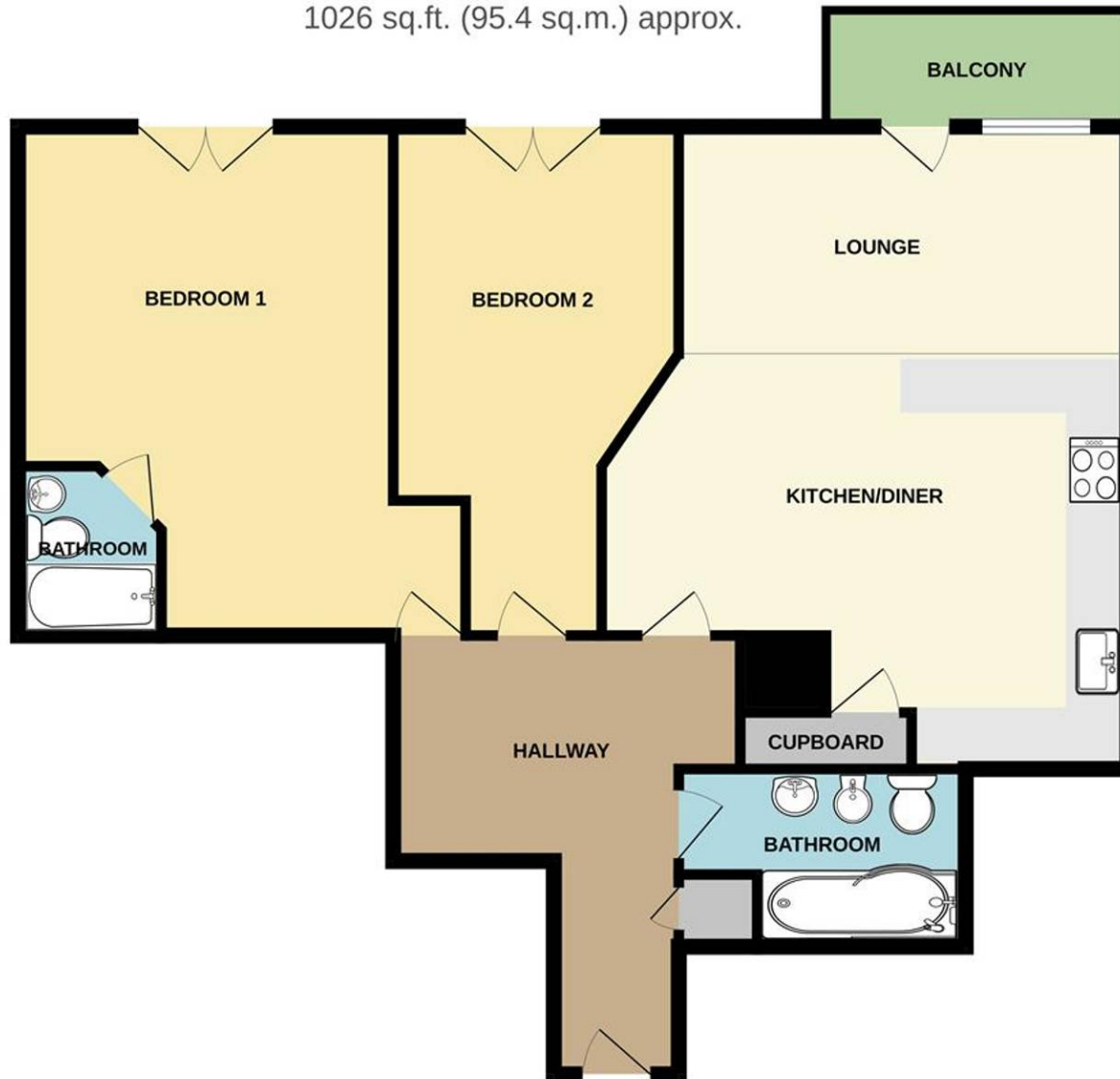
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HMRC Disclaimer

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
1026 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 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?

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
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RICS



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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