

CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

Flat 3, Ashwood Weaponness Park, Scarborough

Offers in Region of **£280,000**







Flat 3

Ashwood Weaponness Park, Scarborough

- FIRST FLOOR FREEHOLD FLAT
- THREE WELL-PROPORTIONED BEDROOMS
- LOCATED WITHIN THE SOUGHT AFTER WEAPONNESS PARK
- RECENTLY RENOVATED TO A HIGH STANDARD
- NEWLY FITTED KITCHEN WITH ISLAND AND DOUBLE DOORS TO BALCONY
- BEAUTIFULLY PRESENTED OPEN LOUNGE
- MODERN BATHROOM WITH BATH AND SEPARATE WALK IN SHOWER & USEFUL WC/UTILITY
- SINGLE GARAGE, AN ALLOCATED PARKING SPACE AND ACCESS TO COMMUNAL GARDENS

We are delighted to present this beautifully presented three-bedroom top floor freehold apartment, situated within the highly sought-after area of Weaponness Park. Recently renovated to a high standard, this impressive home offers spacious and stylish accommodation throughout, with a range of attractive features sure to appeal to a variety of buyers.

The property briefly comprises a communal entrance, welcoming hallway, a bright and inviting lounge and an impressive kitchen/diner, fitted with a contemporary range of units, central island with solid wood worktop and integrated appliances. Double glazed doors open directly onto the balcony, providing an ideal space to sit and enjoy the pleasant outlook. Completing the accommodation are three bedrooms alongside a modern bathroom featuring a bath and separate walk-in shower, together with a useful additional WC/utility room.







Externally, the property benefits from a single garage, an allocated parking space and access to well-maintained communal gardens. Early viewing is highly recommended to fully appreciate the accommodation and quality this lovely home has to offer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

FIRST FLOOR

Communal Entrance With stairs leading to top floor landing.

Hallway Providing access to the accommodation, with two useful storage cupboards and loft access

Kitchen/Diner 20' 3" x 13' 0" (6.18m x 3.95m)
Kitchen/Diner newly fitted incorporating a built-in double oven, a central island with solid wood worktop, integrated fridge/freezer and dishwasher. uPVC double glazed doors provide access onto the balcony.

Lounge 13' 0" x 10' 11" (3.95m x 3.33m)
Two uPVC double glazed windows

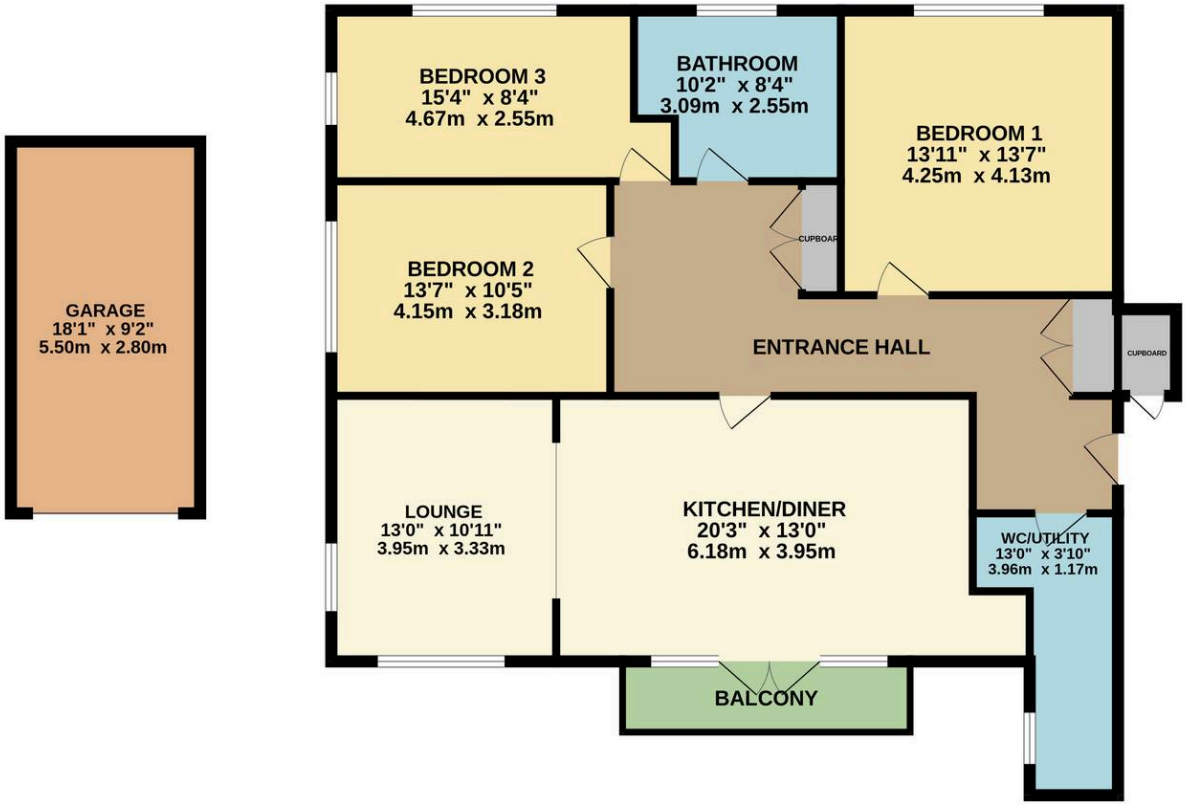
Bathroom 10' 2" x 8' 4" (3.09m x 2.55m)
Fitted with a bath, separate walk in shower, wash hand basin within a vanity unit and WC. Heated towel rail and uPVC double glazed window.

Bedroom One 13' 11" x 13' 7" (4.25m x 4.13m)
uPVC double glazed window

Bedroom Two 13' 7" x 10' 5" (4.15m x 3.18m)
uPVC double glazed window

Bedroom Three
15' 4" x 8' 4" (4.67m x 2.55m)
Two uPVC double glazed windows

FIRST FLOOR
1416 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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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WC/Utility 13' 1" x 3' 11" (3.98m x 1.19m)
Comprising a WC and hand wash basin and vanity unit. Plumbing provided for washing machine and tumble dryer. uPVC double glazed window.

Single Garage 18' 1" x 9' 2" (5.50m x 2.80m)

Please note: The owner of this property is a relative of a staff member at CPH Property Services.

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 the property is freehold and there is a maintenance agreement in place with Walker Landray at a cost of £700 per annum with building insurance included. We have also been informed that pets are allowed, residential letting is allowed but additional insurance must be taken, holiday lets are not permitted