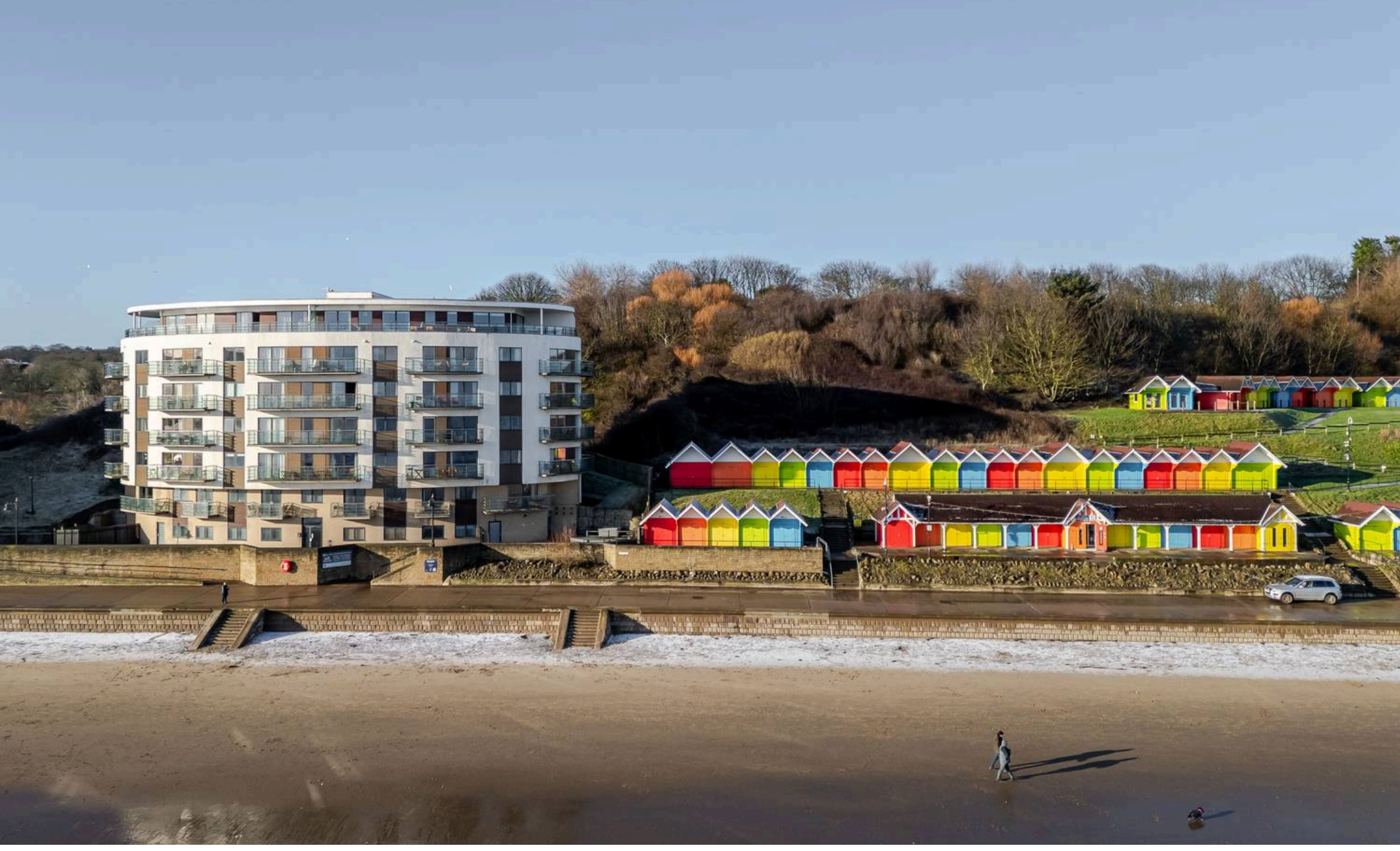


CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

Apt 6, Lockton House Peasholm Gap, Scarborough

Guide Price £475,000







- SUBSTANTIAL THREE BEDROOM DUPLEX APARTMENT (ALL WITH EN-SUITES)
- BALCONY WITH STUNNING SEA & CASTLE VIEWS
- ON-SITE GYMNASIUM AND OFF-STREET PARKING SPACE
- LOCATED ON SCARBOROUGH'S NORTH BAY BEACH
- SITUATED WITHIN THE EXCLUSIVE 'THE SANDS' DEVELOPMENT
- IDEAL HOLIDAY HOME/RENTAL WITH NO ONWARD CHAIN

Situated on the GROUND and FIRST FLOOR of the AWARD WINNING 'THE SANDS' DEVELOPMENT, this THREE BEDROOM LEASEHOLD DUPLEX APARTMENT which is located on Scarborough's NORTH BAY BEACH with a BALCONY and provides excellent views along the promenade, SEA and SCARBOROUGH CASTLE. Making an IDEAL HOLIDAY HOME/RENTAL (figures available upon request) the apartment also benefits from use of the ON-SITE GYM plus an ALLOCATED UNDERCOVER PARKING SPACE. Electric car charging available on site. There is also an option to have the property fully managed by the The Sands holiday rentals team details available upon request.

'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 as well as 'Alpamare' waterpark and Scarborough's Open Air Theatre, making this an ideal holiday rental. The property offers the potential to also buy a beach hut alongside the apartment by separate negotiation.

The contemporary apartment comprises of; entrance hallway with stairs up to the first floor and two sizeable bedrooms both with en-suites. To the first floor lies a modern open plan lounge/kitchen diner which is well equipped with double doors out to the balcony. Also to the first floor lies a generous master bedroom with an en-suite bathroom.







Offered with NO ONWARD CHAIN internal viewing can be arrange via our friendly team in the office on 01723 352235

The owner of this property is also selling Apartment 5 Lockton House and details can be provided upon request.

Council Tax: Band E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

GROUND FLOOR

Entrance Hall 10' 6" x 6' 7" (3.20m x 2.00m)

Bedroom 2 24' 7" x 9' 2" (7.50m x 2.80m)

Ensuite 8' 3" x 5' 7" (2.51m x 1.71m)

Bedroom 3 20' 0" x 10' 2" (6.09m x 3.09m)

Ensuite 6' 3" x 6' 3" (1.91m x 1.91m)

FIRST FLOOR

Kitchen/Diner/Living Room 27' 0" x 19' 4" (8.23m x 5.89m)

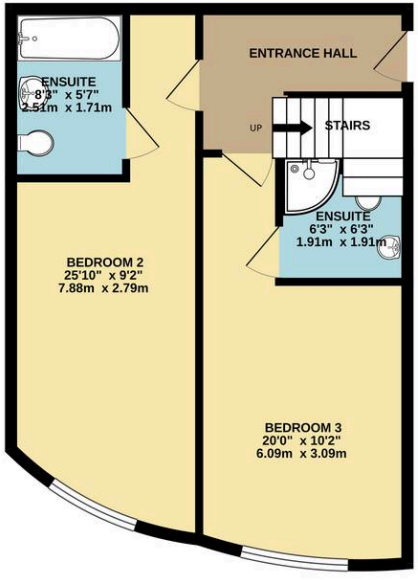
Master Bedroom 17' 1" x 11' 7" (5.20m x 3.54m)

Ensuite 11' 7" x 10' 0" (3.54m x 3.04m)

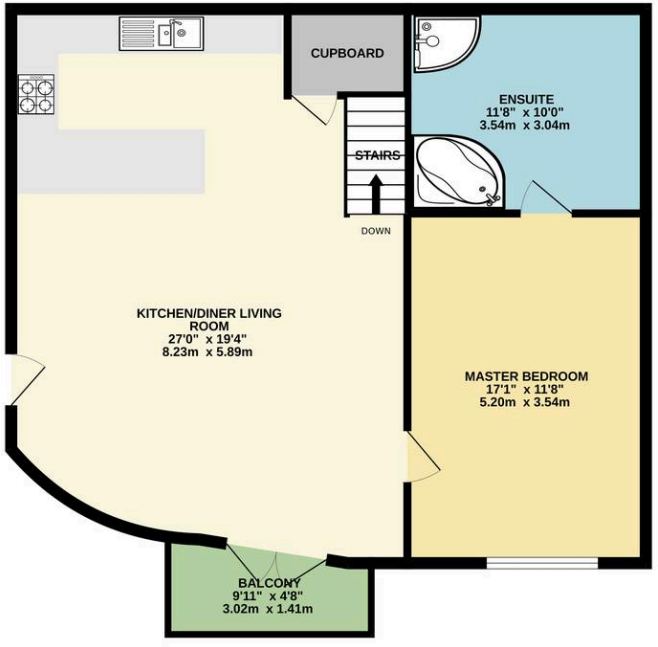
Balcony 9' 11" x 4' 8" (3.02m x 1.41m)

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.

GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1300 sq.ft. (120.8 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

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With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS

19 St. Thomas Street, Scarborough YO11 1DY

RICS naea | propertymark PROTECTED arla | propertymark PROTECTED The Property Ombudsman DPS The Deposit Protection Service

rightmove Zoopla.co.uk PrimeLocation.com

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