

Flat 5., 2. St Nicholas Mews, Cliff Bridge Place, Scarborough, YO11

Guide Price £55,000

- BASEMENT APARTMENT
- GAS CENTRAL HEATING
- LEASEHOLD 153 YRS REMAINING
- NO ONWARD CHAIN
- ONE DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- MAINTENANCE FEE 2026 £1546.25/PA
- OPEN PLAN LOUNGE, DINING AND KITCHEN
- CLOSE TO BOTH NORTH AND SOUTH BAY
- GROUND RENT £50.00/PA

2. St Nicholas Mews, Scarborough YO11 2EZ

Andrew Cowen Estate Agents welcome to the market this **ONE BEDROOM, BASEMENT APARTMENT**, with **NO ONWARD CHAIN**, situated close to the **TOWN CENTRE**, has an **OPEN PLAN LOUNGE/DINING AND KITCHEN AREA**, in need of general modernisation and would benefit a **NUMBER OF BUYERS** Including those looking for a **'SEASIDE BOLTHOLE'** to enjoy all that **SCARBOROUGH HAS TO OFFER**.



Council Tax Band: A



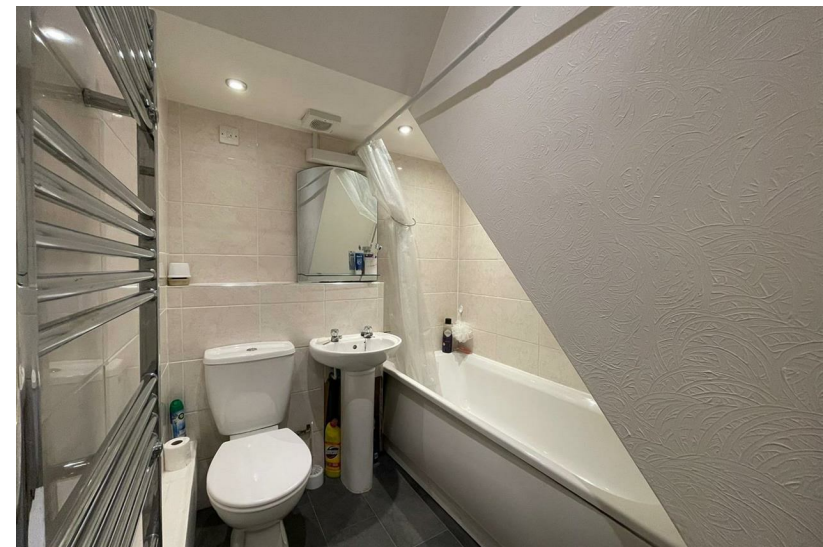
This property briefly comprises communal entrance into the front bay window lounge, dining and kitchen area with integrated electric hob and oven, a good size double bedroom and a three-piece bathroom. Gas central heating throughout.

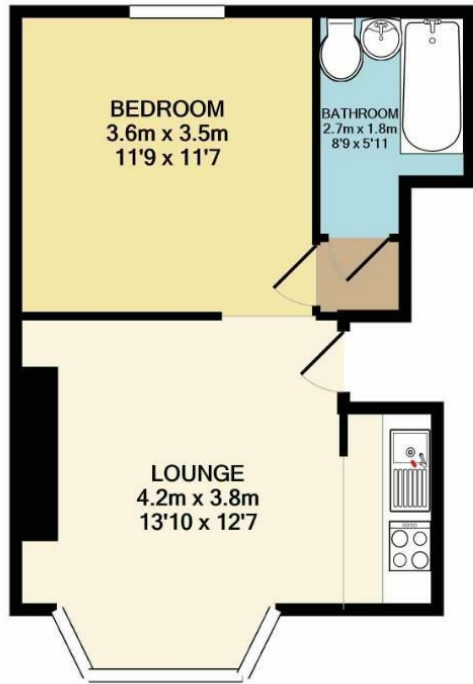
Positioned on Cliff Bridge Place, the apartment is just a short walk from Scarborough Town Centre, offering a range of high street and independent shops. Additionally, both South and North Bay Beaches are easily accessible.

We are informed the property is Leasehold with 153 years remaining.
Ground Rent £50.00/pa
Maintenance charge for 2026 £1546.25/pa

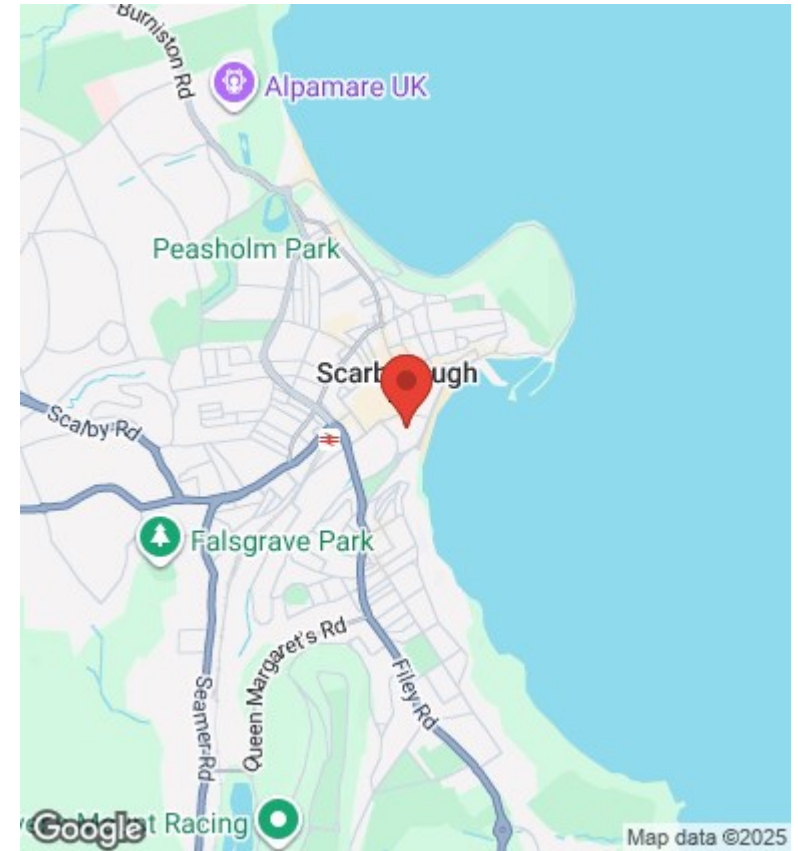
*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. *

To arrange a viewing, please call one of our friendly Sales Team on 01723 377707.





TOTAL APPROX. FLOOR AREA 34.4 SQ.M. (370 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2020



Looking to Sell?
 Book a no obligation valuation today!
01723 377707



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	