

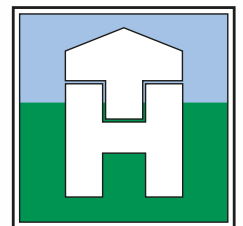


# The Old Brewery

KING STREET, SCARBOROUGH

Ten traditionally styled  
1 & 2 Bedroom Apartments

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**THOMPSON  
HOMES**  
(YORKSHIRE) LIMITED



Registered developer

# The Old Brewery

King Street, Scarborough

- A new development of ten traditionally styled 1 and 2 bedroom apartments, built in 2 blocks.
- Some have breathtaking sea views across the South Bay\*.
- Central location in easy reach of town centre and seaside amenities.
- Ideal starter home or holiday home.
- Limited allocated off-street parking



This is the full panoramic view across the South Bay from plot 9.

## 1 & 2 Bedroom Apartments Specification

### Hallway

- Pendant light fitting
- Electric point
- Smoke detector

### Kitchen

- Modern quality fitted kitchen with laminate worktops and stainless steel sink includes conventional electric cooker, gas hob, chimney extract and integrated fridge/freezer. Kitchen to include under-counter space and plumbing for washing machine.
- Halogen or similar lighting
- Multiple electric points
- Heat detector

### Living Room

- Pendant light fitting
- Numerous electric points
- TV point
- Telephone point

### Bedroom 1

- Pendant light fitting
- Numerous electric points
- TV point
- Telephone point

### Bedroom 2 (where applicable)

- Pendant light fitting
- Numerous electric points
- TV point

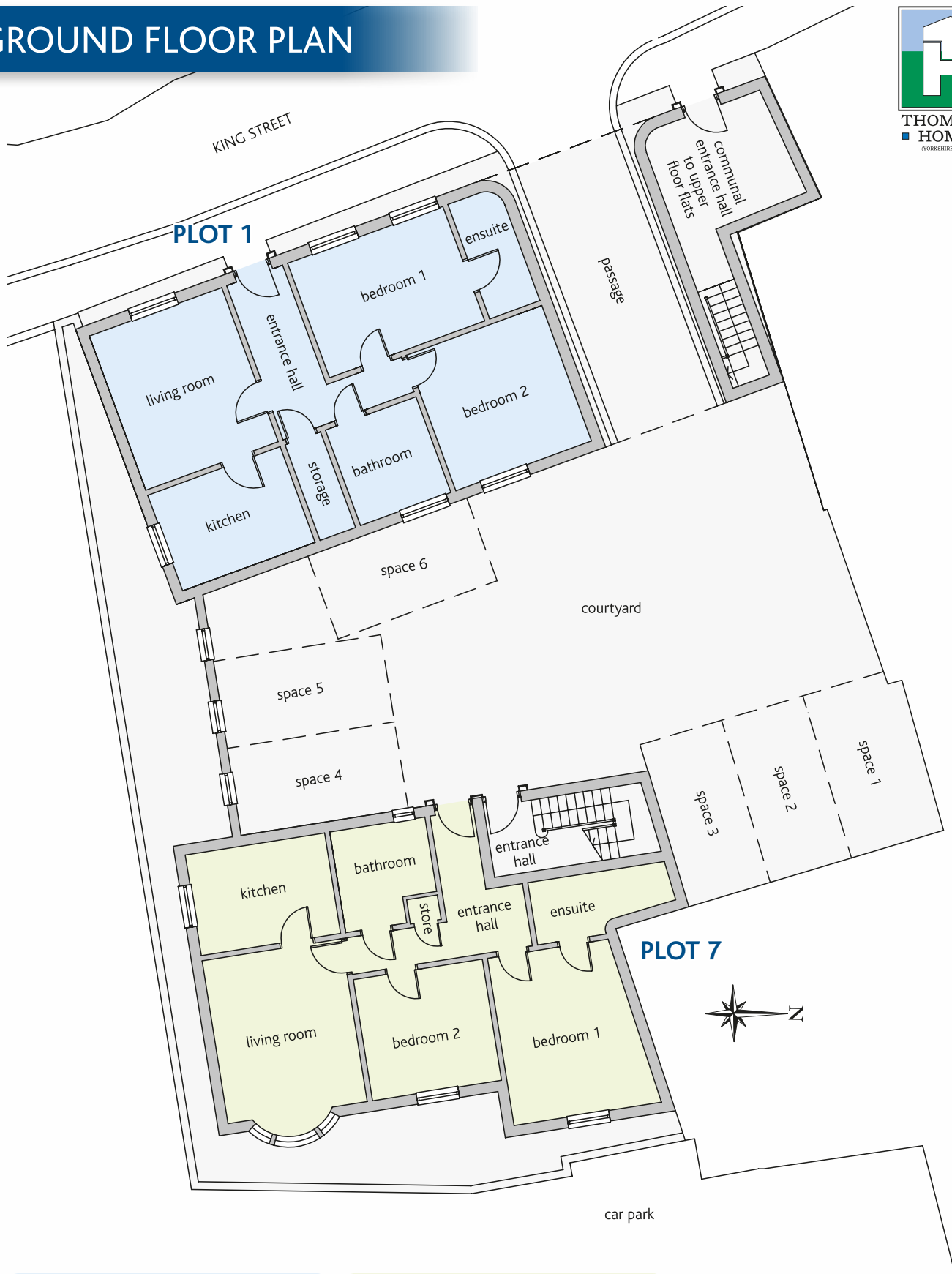
### Bathroom

- Modern white bathroom suite with over-bath shower
- Part tiled walls with splash-back
- Halogen or similar lighting

### General

- Gas combi-boiler central heating with a conventional radiator system
- All windows to be uPVC double glazed units
- Limited parking spaces available – see Agent

# GROUND FLOOR PLAN



PLOT 1*	METRIC	IMPERIAL
Living Room	4.6 x 4.0	15'1" x 13'1"
Kitchen	2.8 x 4.0	9'2" x 13'1"
Storage	1.0 x 2.8	3'3" x 9'2"
Bathroom	2.8 x 2.8	9'2" x 9'2"
Bedroom 1	4.6 x 3.4	15'1" x 11'1"
Ensuite	1.5 x 3.4	4'11" x 11'1"
Bedroom 2	4.0 x 4.0	13'1" x 13'1"

PLOT 7**	METRIC	IMPERIAL
Living Room	4.0 x 5.2	13'1" x 17'
Kitchen	4.0 x 2.8	13'1" x 9'2"
Store	0.9 x 0.8	2'11" x 2'7"
Bathroom	2.7 x 2.8	8'10" x 9'2"
Bedroom 1	4.2 x 4.5	13'9" x 14'9"
Ensuite	2.7 x 1.8	8'10" x 5'10"
Bedroom 2	3.7 x 3.5	12'1" x 11'5"

\* Please note that this apartment has its own entrance on King Street.

\*\* Please note that this apartment has its own entrance in the courtyard.

(To be used as a guide only. Max. room dimensions are always given)

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# FIRST FLOOR PLAN



## PLOT 2

	METRIC	IMPERIAL
Living Room	3.2 × 5.5	10'5" × 18'
Kitchen Area	3.2 × 2.8	10'5" × 9'2"
Bedroom 1	3.7 × 3.5	12'1" × 11'5"
Bathroom	1.9 × 2.5	6'2" × 8'2"
Hall	1.8 × 2.7	5'10" × 8'10"

## PLOT 3

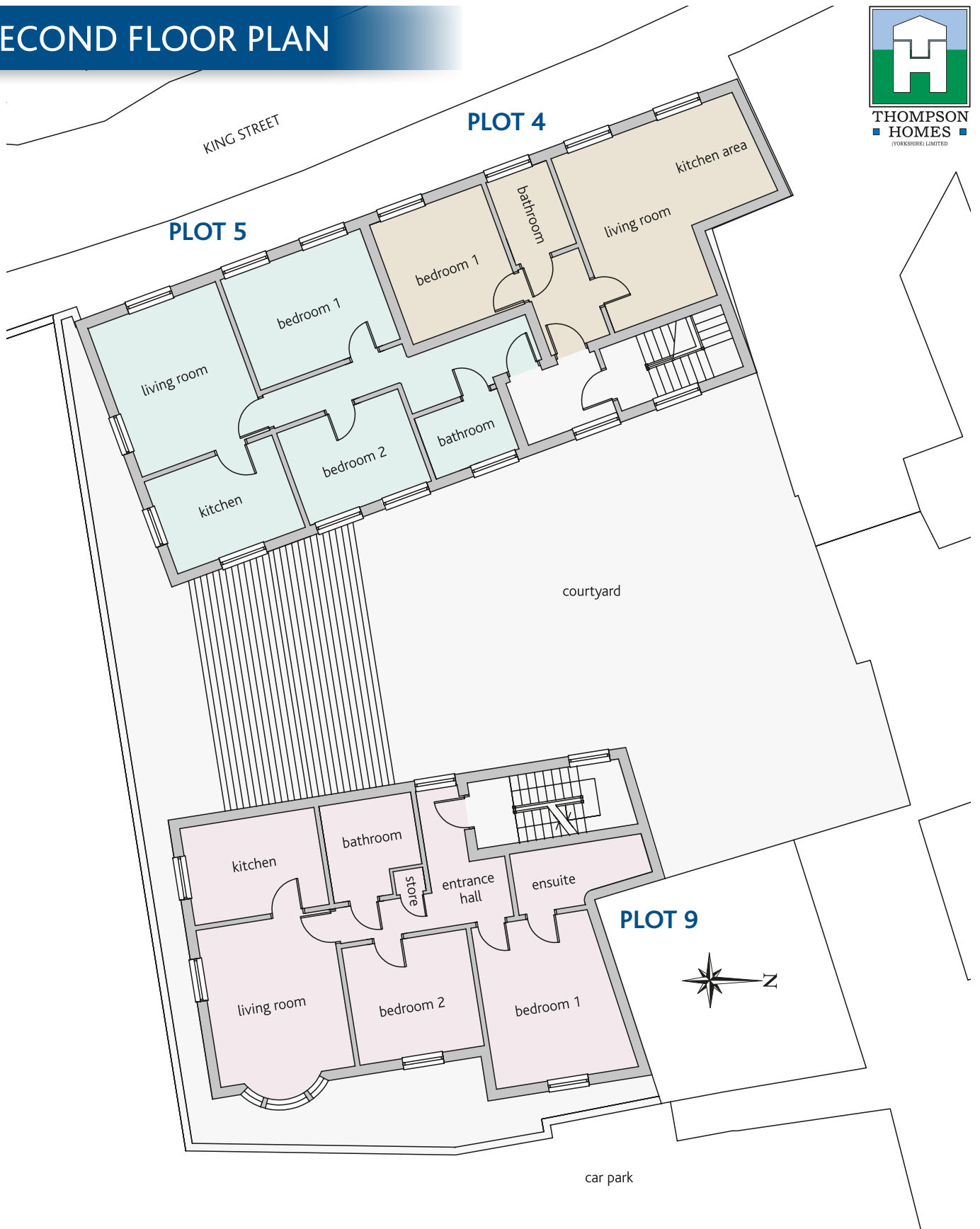
	METRIC	IMPERIAL
Living Room	4.0 × 4.6	13'1" × 15'1"
Kitchen	2.8 × 4.0	9'2" × 13'1"
Bathroom	2.6 × 1.8	8'6" × 5'10"
Bedroom 1	4.3 × 3.4	14'1" × 11'1"
Bedroom 2	3.8 × 2.9	12'5" × 9'6"

## PLOT 8

	METRIC	IMPERIAL
Living Room	4.0 × 5.2	13'1" × 17'
Kitchen	4.0 × 2.8	13'1" × 9'2"
Store	0.9 × 0.8	2'11" × 2'7"
Bathroom	2.7 × 2.8	8'10" × 9'2"
Bedroom 1	4.2 × 4.5	13'9" × 14'9"
Ensuite	2.7 × 1.8	8'10" × 5'10"
Bedroom 2	3.7 × 3.5	12'1" × 11'5"

(To be used as a guide only. Max. room dimensions are always given)

# SECOND FLOOR PLAN



## PLOT 4

	METRIC	IMPERIAL
Living Room	3.2 x 5.5	10'5" x 18'
Kitchen Area	3.2 x 2.8	10'5" x 9'2"
Bedroom 1	3.7 x 3.5	12'1" x 11'5"
Bathroom	1.9 x 2.5	6'2" x 8'2"
Hall	1.8 x 2.7	5'10" x 8'10"

## PLOT 5

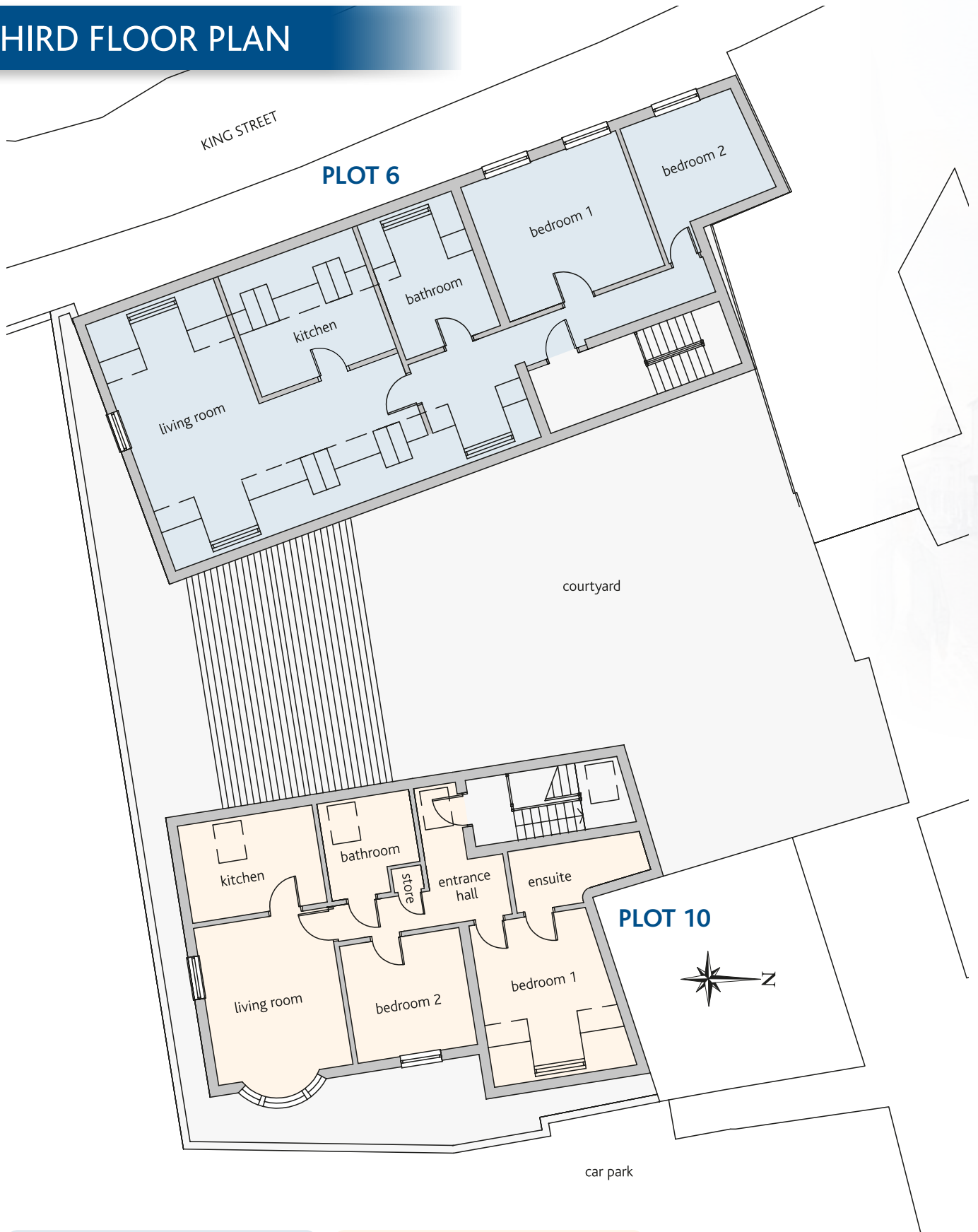
	METRIC	IMPERIAL
Living Room	4.0 x 4.6	13'1" x 15'1"
Kitchen	2.8 x 4.0	9'2" x 13'1"
Bathroom	2.6 x 1.8	8'6" x 5'10"
Bedroom 1	4.3 x 3.4	14'1" x 11'1"
Bedroom 2	3.8 x 2.9	12'5" x 9'6"

## PLOT 9

	METRIC	IMPERIAL
Living Room	4.0 x 5.2	13'1" x 17'
Kitchen	4.0 x 2.8	13'1" x 9'2"
Store	0.9 x 0.8	2'11" x 2'7"
Bathroom	2.7 x 2.8	8'10" x 9'2"
Bedroom 1	4.2 x 4.5	13'9" x 14'9"
Ensuite	2.7 x 1.8	8'10" x 5'10"
Bedroom 2	3.7 x 3.5	12'1" x 11'5"

(To be used as a guide only. Max. room dimensions are always given)

# THIRD FLOOR PLAN

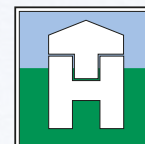


## PLOT 6


	METRIC	IMPERIAL
Living Room	6.7 × 4.0	21'11" × 13'1"
Kitchen	4.2 × 3.5	13'9" × 11'5"
Bathroom	2.8 × 3.8	9'2" × 12'5"
Bedroom 1	4.8 × 4.2	15'8" × 13'9"
Bedroom 2	3.5 × 4.2	11'5" × 13'9"

## PLOT 10

	METRIC	IMPERIAL
Living Room	4.0 × 5.2	13'1" × 17'
Kitchen	4.0 × 2.8	13'1" × 9'2"
Store	0.9 × 0.8	2'11" × 2'7"
Bathroom	2.7 × 2.8	8'10" × 9'2"
Bedroom 1	4.2 × 4.5	13'9" × 14'9"
Ensuite	2.7 × 1.8	8'10" × 5'10"
Bedroom 2	3.7 × 3.5	12'1" × 11'5"



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