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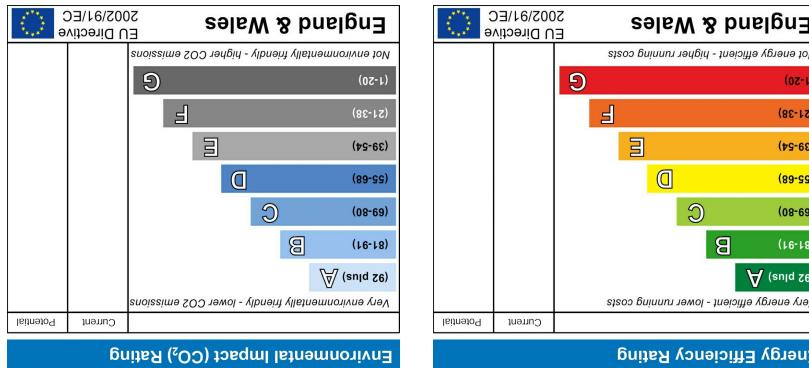
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propertymark

Tenancy Deposit Scheme  
OTDS

The Property Ombudsman  
Sales

EU Directive  
England & Wales  
2002/91/EC  
LETTERS



Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility can be taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services shown have not been tested and no guarantee is given. In respect of gas, water, electricity and other services, applicants should make their own arrangements to inspect and apply for connection to the relevant service. Measurements taken to any area.

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2 and 2a Princess Square, Scarborough YO11 1QJ  
Guide Price £215,000

The apartments briefly comprises; 2 Princess Square - A ground floor apartment with two double bedrooms, hall, lounge, three-piece suite bathroom and a kitchen with a range of units. Extremal door to rear yard area. Flat 12, 2 Princess Square - A one-bedroom first floor apartment with a lounge which has an opening to a large kitchen with a range of units, a separate bathroom and a shower room and a separate WC. Stunning, open planing to a shower room and a bathroom with a separate WC. Stunning, open across Scarborough's South Bay wealth of amenities and attractions including Scarborough Indoor Market Hall, local shops, a choice of restaurants, CPH Property Services. To arrange a viewing, please contact us at CPH on 01723 352235 or visit our website www.cphproperty.co.uk

++Fantastically located within  
Scarbborough's OLD TOWN, a  
uttones throw away from  
Scarborough South Bay Beach  
are these BLOCK OF THREE  
APARTMENTS. + + +





#### LOCATION:

The properties are located on Princess Square, within Scarborough's Old Town where a wealth of amenities lie including Scarborough's Indoor market, local shops, eateries and is also a 'stone's throw' away from Scarborough's South Bay beach. A little further afar lies Scarborough Town Centre and Scarborough Train Station.

#### DESCRIPTION:

A block of three apartments (two one bedroom apartments and one two bedroom apartment) which are located within close proximity to Scarborough's South Bay beach and offer open aspect sea views. They are currently residentially let and would

also make an ideal holiday let.

#### ENERGY PERFORMANCE CERTIFICATE:

2a- Band C (72,80)  
Flat 1- Band C (74,78)  
Flat 2- Band D (68, 73)

#### DETAILS PREPARED: TLJW/020221

#### VIEWING:

Strictly via the sole agents CPH Property Services. To arrange a viewing, please contact CPH on 01723352235, visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk) or email [joe@cphproperty.co.uk](mailto:joe@cphproperty.co.uk)

**Interested? Get in touch:**

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