



34-35 Prince Of Wales Terrace, Scarborough YO11 2AN
Offers In The Region Of £130,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Well presented Apartment
- Generous open plan Lounge Diner and Kitchen
- Two Double bedrooms with Master Ensuite
- Leasehold
- Offered with Vacant possession and No Onward Chain

+++CPH ARE PLEASED TO OFFER TO THE MARKET This LEASEHOLD FIRST FLOOR FLAT WITH LOUNGE DINER, KITCHEN, TWO DOUBLE BEDROOMS, ENSUITE TO MASTER, is located in a SOUGHT AFTER AREA close to AMENITIES, PUBLIC TRANSPORT LINKS and the STUNNING SOUTHBAY BEACH. Available to view now! +++

This beautifully decorated flat is located on the first floor of this attractive block and comprises from the neat and tidy communal area; a spacious inner hallway with storage which leads to a stunning open plan lounge/kitchen, a three piece bathroom and two double bedrooms with the master bedroom benefitting from an en-suite shower room.

Situated in a lovely residential area close to the wonderful gardens and walking routes of The Esplanade, the local transport links and amenities of Ramshill Road we are sure this property to be of appeal to a vast array of purchasers. The amenities close by include; convenience stores, hotels, pubs and eateries, salons, pharmacies, butchers and more - everything that is needed for day-to-day living. Offered with Vacant Possession and No Onward Chain. Viewing recommended.





Accommodation

Apartment Entrance Hall

Lounge Diner

Kitchen

Bedroom One

Ensuite

Bedroom Two

Bathroom

Tenure

Leasehold Information - Number of years remaining on the lease: 985. Current ground rent and any review period - Ground rent: 1.00. Review Period: 1 year(s). Current service charge and any review period - Service charge: 1000.00. Review Period: 1 year(s).

Details Prepared By/ Date

GV 06/04/24

Council Tax and EPC

Council tax band: C

EPC D



Interested? Get in touch:

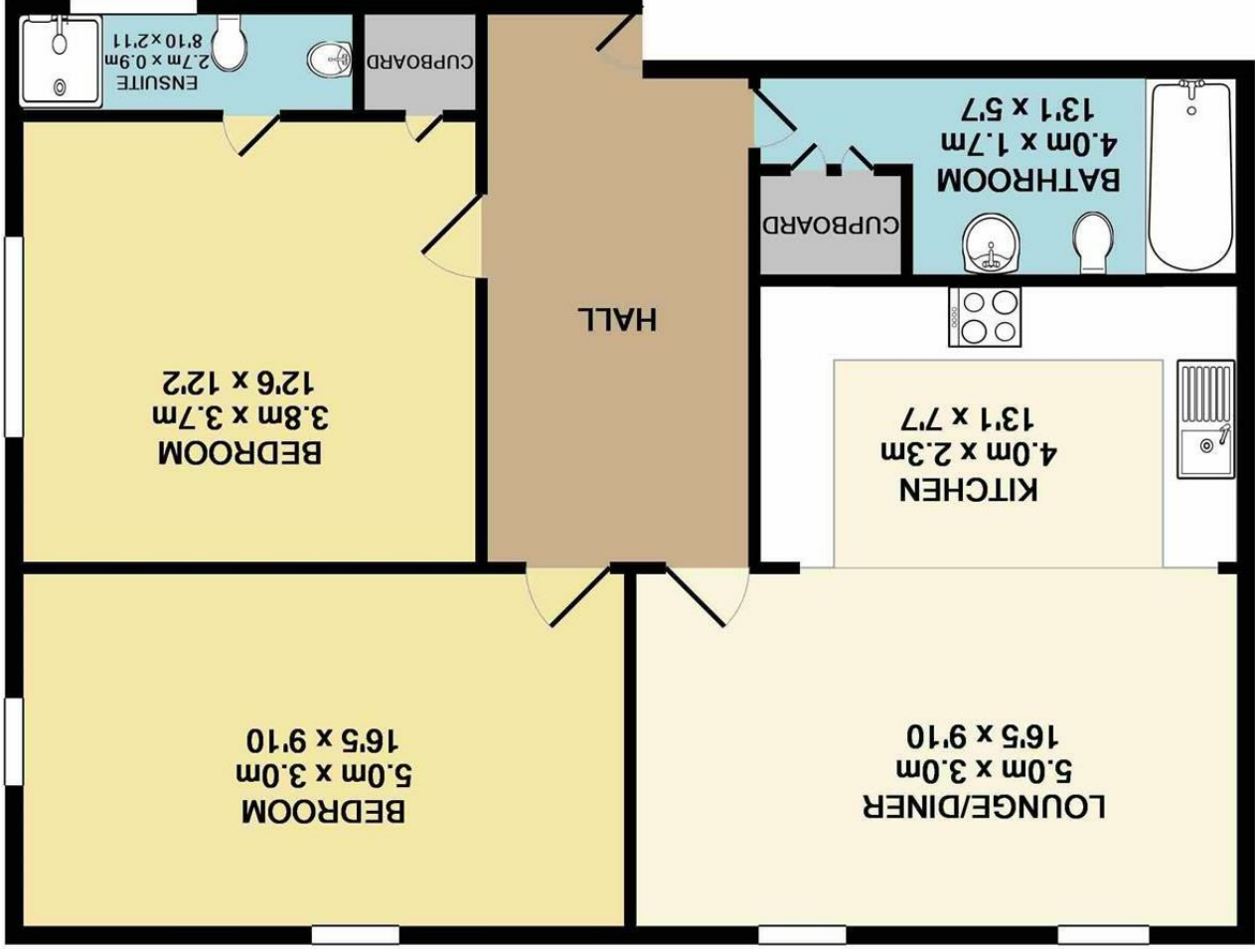
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CPH



TOTAL APPROX. FLOOR AREA 73.3 SQ.M. (789 SQ.F.T.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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CPH Property Services
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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

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	80
Potential	58

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
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Not environmentally friendly - higher CO ₂ emissions	
Current	
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