



Prince Of Wales Terrace, Scarborough, YO11 2AH

Guide Price £215,000

Colin Ellis welcome to the market a WELL PRESENTED apartment set within a DESIRABLE BLOCK. This TOP FLOOR property benefits from TWO DOUBLE BEDROOMS, kitchen/breakfast room, modern bathroom and STUNNING SEA VIEWS. With the added benefit of new double glazing to the rear, a communal LIFT and a SOUGHT AFTER location and NO ONWARD CHAIN this property is a MUST VIEW.



Briefly comprising of a hallway with store cupboard, lounge with sea views, kitchen with dining space and sea views, a three piece bathroom and two double bedrooms.

The property is conveniently located minutes from a wealth of local amenities including, bars, restaurants and a short walk to the South Bay beach., town centre and the train station. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

ENTRANCE HALL

Built in cupboard, entry phone and power points.

KITCHEN

3.8 x 3.3 (12'5" x 10'9")

Base, wall and drawer units, sea views, tiled splash back, integrated electric double oven, fridge, freezer, dishwasher, hob and microwave, extractor hood, sink/drain unit, mixer tap and power points.

LOUNGE

4.9 x 3.6 (16'0" x 11'9")

Coving, double glazed window, sea views, single radiator and power points.

BEDROOM ONE

4.1 x 3.7 (13'5" x 12'1")

Castle views, uPVC double glazed window, fitted wardrobe, single radiator and power points.

BATHROOM

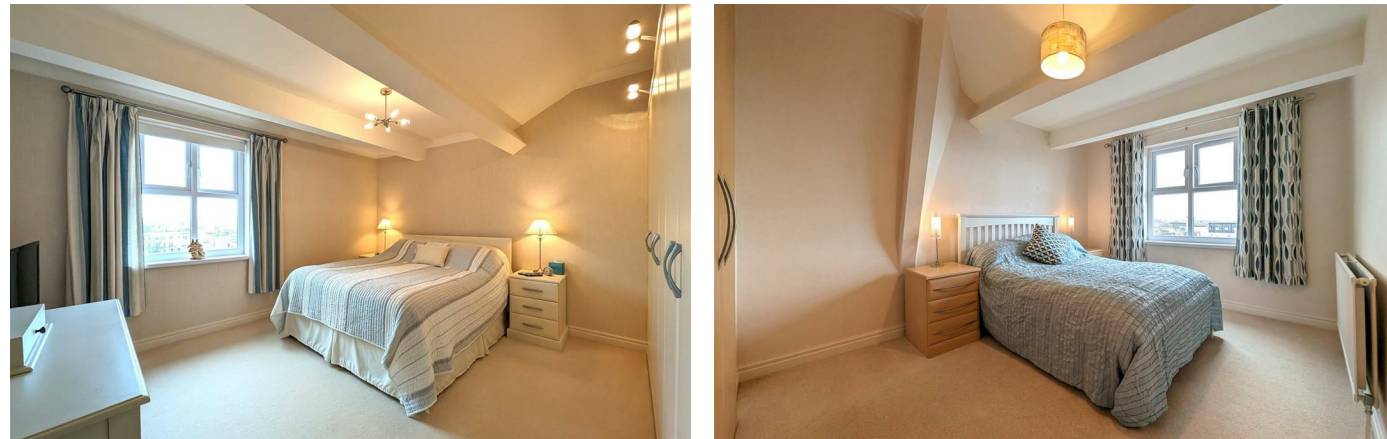
2.2 x 2.0 (7'2" x 6'6")

Basin with vanity, low flush wc, shower over bath and towel rail.

BEDROOM TWO

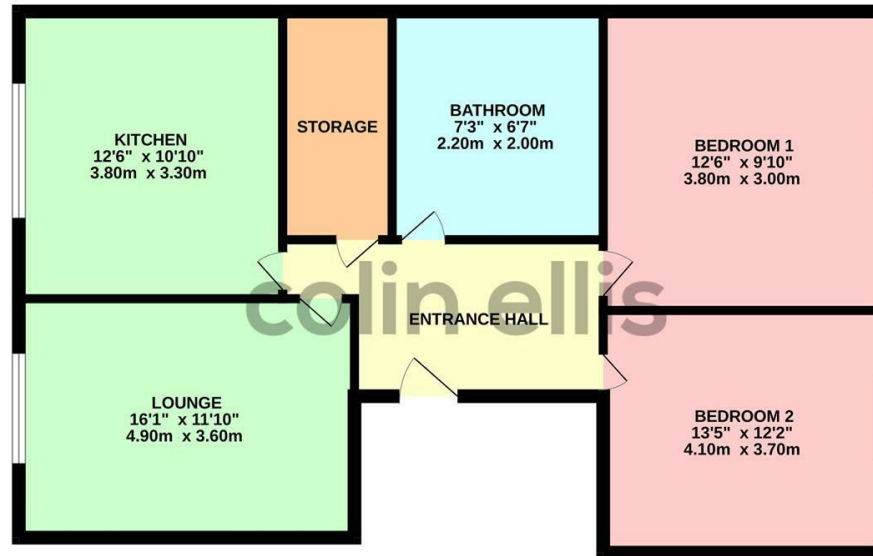
3.8 x 3.0 (12'5" x 9'10")

Castle views, uPVC double glazed window, double radiator and fitted wardrobe.





FOURTH FLOOR
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 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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Prince Of Wales Terrace - 18612872

Council Tax Band - D

Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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