



Ground Floor Flat 8 Prince of Wales Terrace, Scarborough
Offers In Excess Of £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



This well appointed and well proportioned TWO BEDROOM GROUND FLOOR APARTMENT is well located on Scarborough's South Cliff. Set just back from The Esplanade the property affords pleasant open aspect views from the front and partial sea views over The Esplanade. We feel the property would make a perfect started home or indeed be used as a holiday home.

The accommodation itself briefly comprises of a private entrance hall off the main communal entrance hallway, substantial open plan lounge/diner and kitchen to the front of the property with decorative coving a bay window with open aspect views, there are also two double bedrooms, a modern shower room with white three piece suite as well as a utility area just off the entrance hall. 'In our opinion' the property is offered to the market in excellent decorative order throughout including modern kitchen and bathroom, gas heating via a modern combination boiler and modern neutral decoration throughout.

Being located just off The Esplanade the apartment occupies an enviable central setting with excellent access to a wide range of amenities and attractions including Ramshill shopping parade, the Cliff lift down to The Grand Spa and Scarborough South Bay as well as being only a short walk over The Spa bridge into Scarborough town centre itself.

'In our opinion' well priced for a quick sale and offered with NO ONWARD CHAIN, early internal viewing highly recommended to fully appreciate this well presented apartment. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on www.cphproperty.co.uk

ACCOMMODATION

Communal Entrance

Entrance Hallway

Utility area with washing machine and built in cupboard.
Private apartment entrance with further doors providing access into:

Open Plan Lounge/Diner & Kitchen
17'10" x 15'10" plus bay

Lounge/Diner

Front facing bay window offering partial sea views. Open plan to:

Kitchen

Range of built in wall, drawer and base units. Built in single oven/grill, Electric hob with stainless steel cooker hood over. Stainless steel sink with drainer built into work top surrounds - tiled backs, integral dishwasher.



Bedroom 1
10'10" x 11'8"
Sash window. Radiator

Bedroom 2
10'11" x 14'1"
Sash window to rear. Radiator

Shower Room
9'9" x 4'2"
Walk in shower. White pedestal wash basin and low level W.C. Tiled floor. Fully Tiled walls & floor. Chrome radiator. Extractor.

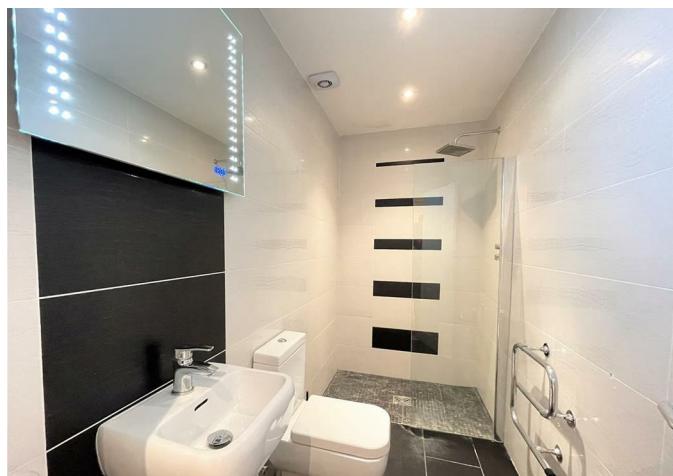
Services:
All main services are connected.

Council Tax:
Band "A".

Energy Performance Rating:
"E".

Tenure/Maintenance
We have been informed by the vendor that the property is Freehold and there is a maintenance agreement in place with Nicholsons which costs approximately £750 per annum

Property Reference:
PF/090523



Interested? Get in touch:

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Scarborough YO11 1DY
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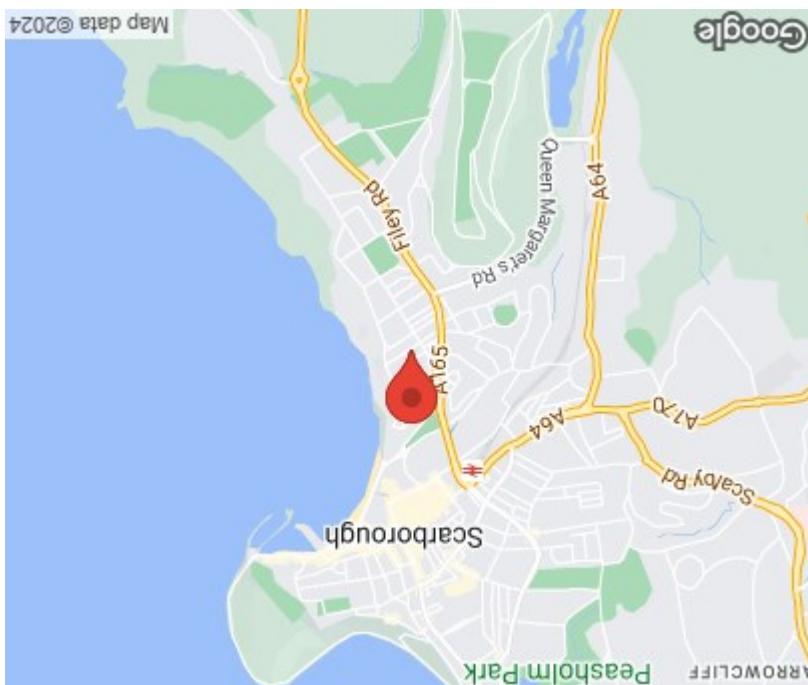
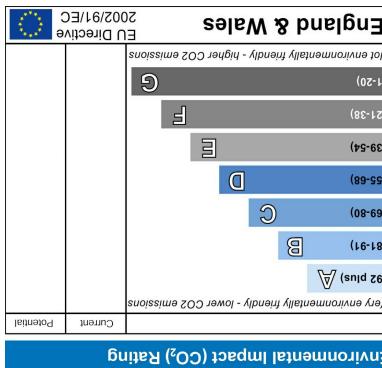
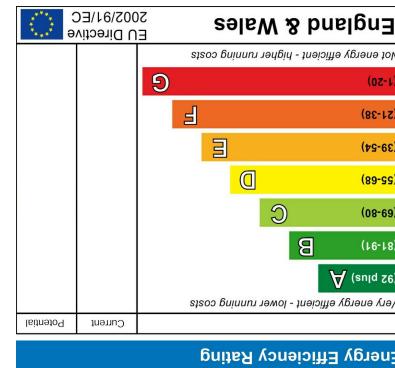
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose.

Whatsoever and notwithstanding the 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 Vendor must satisfy himself by inspection or otherwise as to the correctness of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise under any liability or claim in respect of the property.

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840 sq ft (78.0 sq m) approx.

particulars contained. C132