



CPH

**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

7 Prince Of Wales Apts Prince Of Wales Terrace, Scarborough

£235,000



## 7 Prince Of Wales Apartments Prince Of Wales Terrace

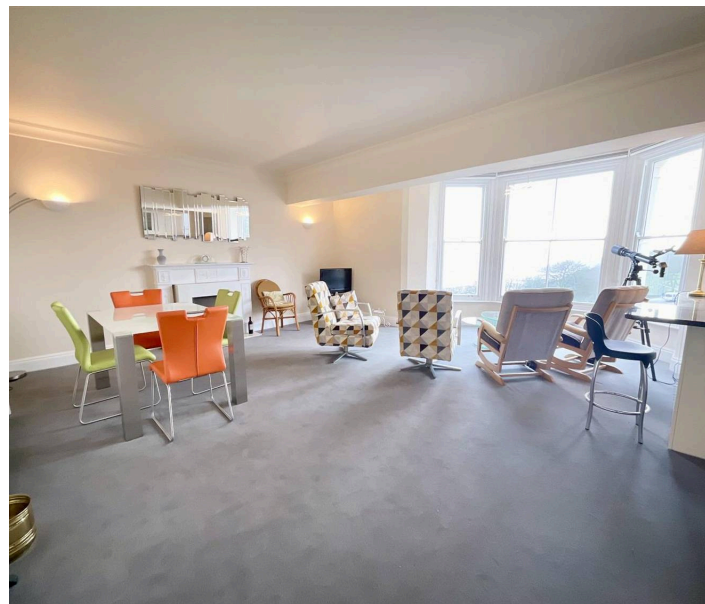
Scarborough, Scarborough

- Modern shower Room
- Two Double bedrooms with fitted wardrobes
- Bay fronted lounge and modern open plan kitchen
- Off street parking space
- Viewing by appointment and highly recommended
- Vacant possession and No onward chain
- Well presented apartment with breath taking Panoramic sea views

CPH are pleased to offer to the market this SPACIOUS SECOND FLOOR LEASEHOLD APARTMENT located at the Esplanade end of the sought after Prince of Wales terrace with Breath taking PANORAMIC SEA VIEWS and offered with VACANT POSSESSION AND NO ONWARD CHAIN, VIEWING IS A MUST Occupying an enviable position located just off the Scarborough's iconic Esplanade is this well maintained period building is this SECOND floor LEASEHOLD apartment that is serviced by a lift and offers the most amazing panoramic views over the esplanade and open gardens to the sea and down the coastline towards Filey.

The modern, well presented and well proportioned accommodation briefly comprises of, Entrance hallway, large bay windowed sitting/dining room with modern open plan kitchen, two double bedrooms with fitted wardrobes and generous modern shower room. The apartment does come equipped with gas central heating and double glazing.

In our opinion the apartment offers well laid out, spacious accommodation with incredible views that must be seen to be fully appreciated.





#### Entrance Hall

Dimensions: 2.3 x 2.2 (7'6" x 7'2").

#### Lounge

Dimensions: 6.2 into bay by 7.3 max into kitchen area (20'4" i.

#### Open plan Kitchen

Dimensions: 3.7 x 1.7 open plan to lounge (12'1" x 5'6" open p.

#### Bedroom One

Dimensions: 4.1 x 3.7 (13'5" x 12'1").

#### Bedroom Two

Dimensions: 3.7 x 3.1 (12'1" x 10'2").

#### Shower Room

Dimensions: 2.2 x 2.0 (7'2" x 6'6").

#### Outside

The property benefits from an allocated off street parking space to the rear of the building with metal security post.

#### Tenure

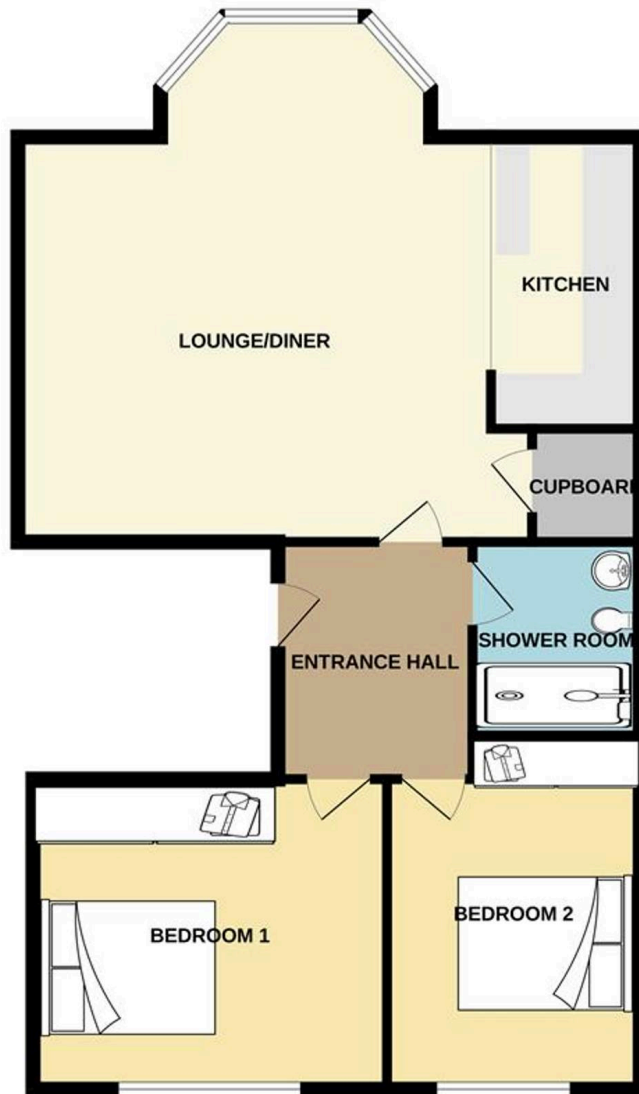
This is a leasehold property with 999 years from 01/09/1988. We are informed that the current owners have a share of the freehold. Maintenance charge is approximately £1552 per annum with no ground rent payable and is administered in house.

#### Council Tax and EPC

COUNCIL TAX BAND - D EPC RATING - 74 C



GROUND FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 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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