



**CPH**

ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

Flat 1, 11 Prince Of Wales Terrace, Scarborough  
Guide Price £175,000



## Flat 1

11 Prince Of Wales Terrace, Scarborough

- RENOVATED TO A GOOD STANDARD THROUGHOUT
- LOCATED ON SCARBOROUGH'S SOUGHT AFTER SOUTH CLIFF
- A BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR FREEHOLD APARTMENT
- IDEAL SEASIDE BOLT-HOLE

CPH are delighted to be presenting to the market this BEAUTIFULLY PRESENTED, TWO BEDROOM GROUND FLOOR FREEHOLD APARTMENT which has been RENOVATED to provide SPACIOUS and IMMACULATE LIVING ACCOMMODATION. Situated on Scarborough's sought after SOUTH CLIFF, the property would make an excellent SEASIDE BOLT-HOLE.

The accommodation comprises internally on the first floor; entrance hall, a generous bay fronted lounge/kitchen with lovely views over Esplanade Gardens and sea views to the side, a modern kitchen fitted with a range of integrated appliances, a master bedroom en-suite shower room, a further bedroom and a modern three-piece bathroom suite. The property does also benefit from gas central heating and low yearly maintenance costs.

Situated on Scarborough's sought after South Cliff being within minutes from the esplanade which provides stunning panoramic sea views and scenic walks across the cliff top while still being moments away from the Ramshill Promenade which benefits from multiple amenities including convenience stores, launderettes and a post office. Prince of Wales Terrace is an approximate 10 minute walk to the Town Centre, Scarborough Train Station and the South Bay with amusements and attractions such as the Spa Complex.

Viewing is essential in order to fully appreciate the finish and location that this property has on offer. To arrange a viewing, please contact CPH today on 01723 352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



## Accommodation

### Entrance Hall

### Lounge/Kitchen

Dimensions: 6.7 x 5.0 (21'11" x 16'4").

### Bathroom

Dimensions: 1.8 x 2.3 (5'10" x 7'6").

### Bedroom 1

Dimensions: 4.0 x 2.9 (13'1" x 9'6").

### En-suite

Dimensions: 1.8 x 2.5 (5'10" x 8'2").

### Bedroom 2

Dimensions: 3.8 x 5.2 (12'5" x 17'0").

### Tenure/Maintenance

We have been informed by the vendor that the property is Freehold and there is a maintenance agreement in place with Nicholsons of £275 per quarter. We have been informed that pets and residential lets are permitted at the property however holiday letting is not permitted.

### HMRC DISCLAIMER

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.





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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## Interested?

Contact our friendly team today  
01723 352235 | [sales@acphproperty.co.uk](mailto:sales@acphproperty.co.uk)

With you every step of the way



## Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS  
19 St. Thomas Street, Scarborough YO11 1DY



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