



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

Flat 4, 17 Prince Of Wales Terrace, Scarborough  
Guide Price £80,000



## Flat 4

17 Prince Of Wales Terrace, Scarborough

- Top floor flat needing full renovation but has great potential.
- Two bedrooms.
- Generous lounge and kitchen diner.
- Sought after south cliff location close to the Esplanade
- Ideal for developers, buy to let investors etc.

Step into this top floor flat with endless possibilities awaiting your personal touch. This two-bedroom gem calls out to those with a passion for renovation projects, offering a canvas for your creative vision to unfold. The generous lounge and kitchen diner beckon for cosy gatherings and delicious meals shared with loved ones.

Nestled in the sought-after south cliff location, just a stone's throw away from the Esplanade, this property promises a lifestyle of convenience and charm. Ideal for developers and buy-to-let investors alike, this flat presents a golden opportunity to create something truly special in a coveted neighbourhood.

Discover the potential hidden within these walls and envision the transformation taking place. With a some hard work and a lot of imagination, this flat has the makings of a dreamy urban retreat. Let your renovation journey begin here at this promising address on the vibrant south cliff.

Call CPH today to view on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

Council Tax band: B

Tenure: Freehold



**ACCOMMODATION:**

**TOP FLOOR**

**Landing**

**Lounge**

17' 5" x 17' 5" (5.30m x 5.30m)

**Dining Room**

17' 5" x 7' 10" (5.30m x 2.40m)

**Kitchen**

17' 5" x 7' 10" (5.30m x 2.40m)

**Bedroom**

14' 5" x 11' 2" (4.40m x 3.40m)

**En-suite**

5' 7" x 3' 11" (1.70m x 1.20m)

**Bedroom**

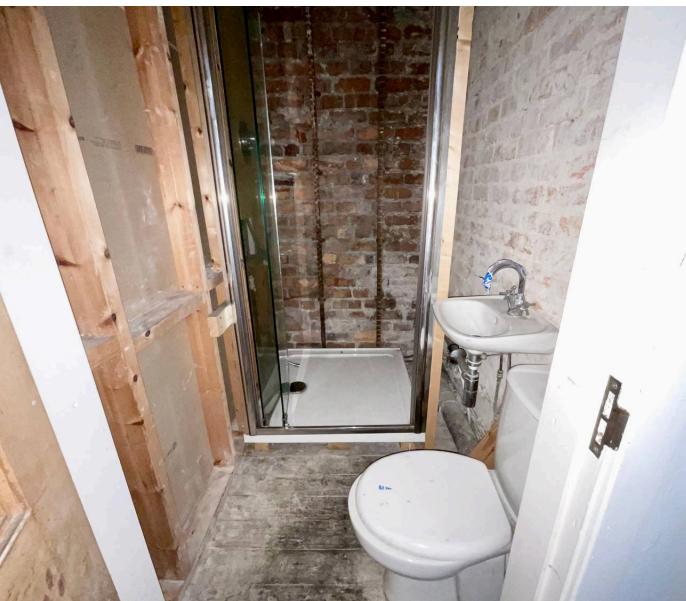
12' 6" x 8' 10" (3.80m x 2.70m)

**Details Prepared**

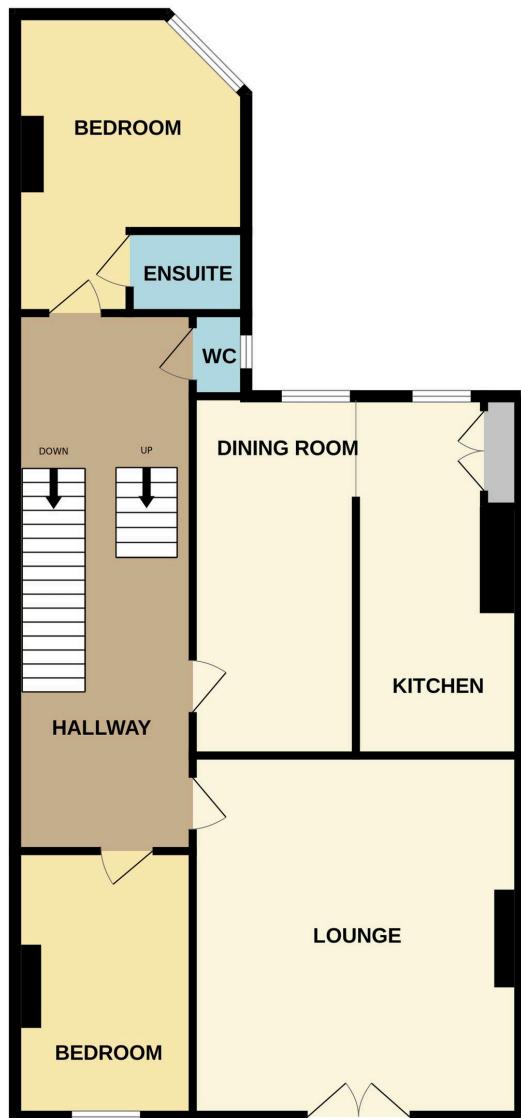
TLGV/071025

**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.



TOP FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 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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## 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



**rightmove**  **Zoopla.co.uk**  **PrimeLocation.com** 

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