

Colin Ellis
property services

Flat 1 Prince Of Wales Terrace
Scarborough, YO11 2AN

A newly converted, lower ground floor, self-contained apartment within this ever popular location on Scarborough's South cliff, which is within convenient access to the South Bay, Esplanade and town centre beyond. Will benefit from lift access to all upper floors and includes integrated appliances in the kitchen, flooring throughout and double glazed sash windows to the front. Would suit a variety of buyers and make an ideal holiday home.

Asking Price Of
£115,000

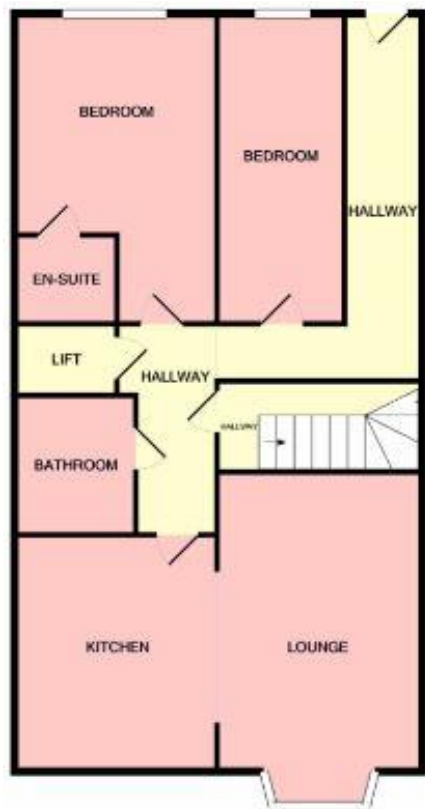
LOCATION: From Scarborough Railway Station, proceed over Valley Bridge onto Ramshill Road, turn left onto Prince of Wales Terrace.

TENURE: Leasehold with a 999 year lease.

The intention is for each apartment owner to receive 1/10 of the freehold so that they can control the ground rent.

It is estimated that the annual service charge per apartment will be £800 per annum and include for communal maintenance and decoration, communal lighting and maintaining the lift.

N.B: Has the benefit of a small forecourt to the front that is accessed from uPVC double glazed French doors from the front.

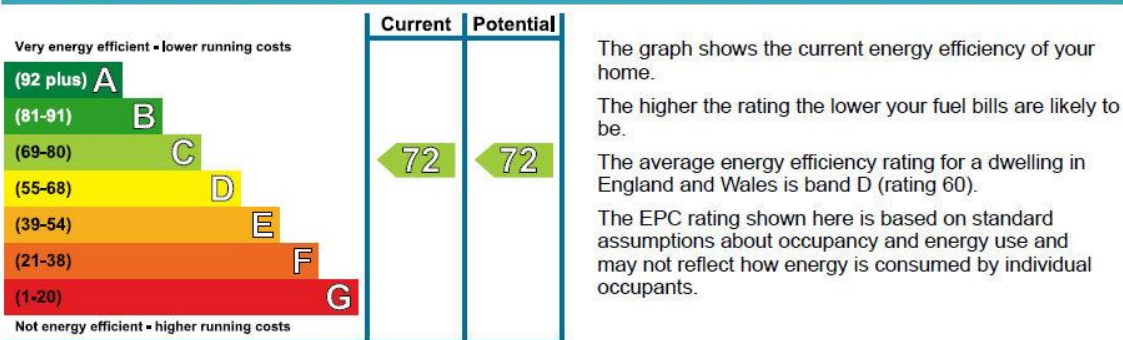


LOWER GROUND FLOOR

Measurements

Lounge:	17' 7" x 15' 6" (5.36m x 4.72m)
Kitchen:	13' 4" x 8' 2" (4.06m x 2.49m)
Bedroom:	12' 6" x 14' 5" (3.81m x 4.39m)
Ensuite:	5' 10" x 5' 4" (1.78m x 1.63m)
Bedroom:	7' 6" x 18' 4" (2.29m x 5.59m)
Bathroom:	8' 6" x 5' 0" (2.59m x 1.52m)

Energy Efficiency Rating



Prince Of Wales Terrace - Reference Number: 10733

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.



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