



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



HUNTERS<sup>®</sup>



# Princess Royal Terrace, Scarborough

## Offers In The Region Of £85,000



Welcome to this charming apartment located in the sought-after Princess Royal Terrace in Scarborough. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The property is also on a very long lease of 999 years from 1989.

The apartment features a well-maintained bathroom, ensuring convenience and privacy for residents. Situated in a desirable area, the flat sits within a very well maintained/managed Victorian residential block, it is within walking distance of Scarborough mainline station with its regular service to York and beyond. Super close to Sainsbury's local, other convenience stores, restaurants, and local public houses. Additionally, being close to Ramshill provides the opportunity for leisurely strolls or enjoying the vibrant atmosphere of the area.

Don't miss out on the chance to own this delightful apartment in such a prime location. Contact us today to arrange a viewing and envision the possibilities this property holds for you.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760  
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## KEY FEATURES

- Close to local amenities
- Located towards the South Side of Scarborough
- Large Open Kitchen/Living Room
  - Spacious Bedroom
  - Conveniently Placed Bathroom
- A Short Walk Away From The Beach









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**Bedroom**  
7'9" x 10'4"  
2.39 x 3.17 m

**Kitchen/Living Room**  
11'8" x 15'10"  
3.58 x 4.84 m

**Bathroom**  
2'6" x 4'3"  
0.76 x 1.31 m

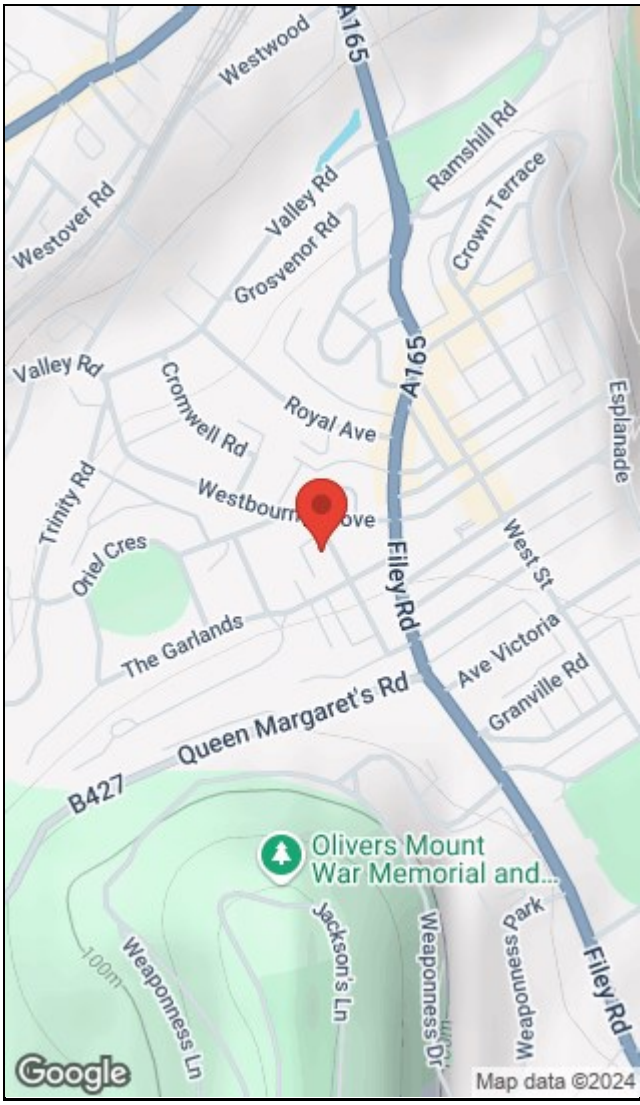
**Hallway**  
7'9" x 2'10"  
2.38 x 0.88 m

Approximate total area<sup>(1)</sup>  
302.36 ft<sup>2</sup>  
28.09 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	70 → 76		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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