



11 Prince Of Wales Terrace, Scarborough YO11 2AL  
Offers In The Region Of £250,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- A BEAUTIFULLY PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH SEA VIEWS
- RENOVATED TO A HIGH STANDARD THROUGHOUT
- LIFT ACCESS AVAILABLE
- LOCATED ON SCARBOROUGH'S SOUGHT AFTER SOUTH CLIFF
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED

CPH are delighted to be presenting to the market this BEAUTIFULLY PRESENTED, TWO BEDROOM FIRST 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/diner with lovely views over Esplanade Gardens and sea views to the side, a newly fitted modern kitchen fitted with a range of integrated appliances (dishwasher, washing machine, double oven, extractor, breakfast bar, down lighting, plinth lighting) and is complete with parquetry flooring, a master bedroom with fitted wardrobes and down lighting, a further bedroom and a modern three-piece bathroom suite with wood effect tiled flooring. The property does also benefit from loft storage, gas central heating via a boiler and some double glazing.



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:

FIRST FLOOR

Entrance Hall  
22'6" x 3'0"

Lounge/Diner  
22'4" max into bay x 16'5" max

Kitchen  
13'1" x 8'3" max

Master Bedroom  
16'5" max x 11'3" max

Bedroom Two  
14'1" x 7'0"

Bathroom  
9'8" max x 5'1" max

Tenure and maintenance

**FREEHOLD**

We have been informed by the vendor that the property is Freehold and there is a maintenance agreement in place with Nicholsons of £326 per quarter. We have been informed that pets and residential lets are permitted at the property however holiday letting is not permitted.

Details prepared by/ date  
GV 02/08/24

Council TAX and EPC

Council tax - c  
EPC - C



Interested? Get in touch:

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www.cphproperty.co.uk

**CPH**

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



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
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