



Apartment 2, 22 Prince Of Wales Terrace, Scarborough YO11
Offers In The Region Of £99,995

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Modern Ground floor apartment
- Leasehold
- Popular South cliff location
- One double bedroom
- Open plan Lounge and kitchen design
- No onward chain

+++a RECENTLY converted ONE bedroom 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. The building benefits from lift access and includes integrated appliances in the kitchen, flooring throughout. The apartment would suit a variety of buyers and make an ideal holiday let, buy to let or permanent home. NO RESTRICTIONS - PETS, AST'S AND HOLIDAY LETS ALLOWED+++

The accommodation in brief consists of: Open plan Lounge and Kitchen, one bedroom and a house bathroom. The apartment is of generous proportions set in a newly renovated development within this ever popular location on Scarborough's South Cliff, which is within convenient access to the South Bay, Esplanade and town centre beyond.

Tenure - Leasehold with a 999 year lease. It is estimated that the annual service charge per apartment will be approx. £1,000 per annum and include for communal maintenance and decoration, communal lighting and maintaining the lift.

Viewing is by appointment only with CPH, Call 01723 352235.





Ground Floor

Communal Entrance

lift to all floor, letterboxes and secure entry.

Apartment Entrance Hall

5'6" x 5'2"

Lounge/ Diner/ Kitchen

18'0" x 11'5"

With a range of modern wall and base units with integral fridge, washer hob and oven.

Bedroom One

12'5" x 12'1"

Bathroom

6'10" x 5'6"

Tenure

The property is Leasehold with a 999 year lease from 2019. We are informed there are no restrictions with regard to letting or holiday letting and pets are permitted.

Details Prepared by

GV 07/09/24

EPC and council tax

EPC - C

COUNCIL TAX A



Interested? Get in touch:

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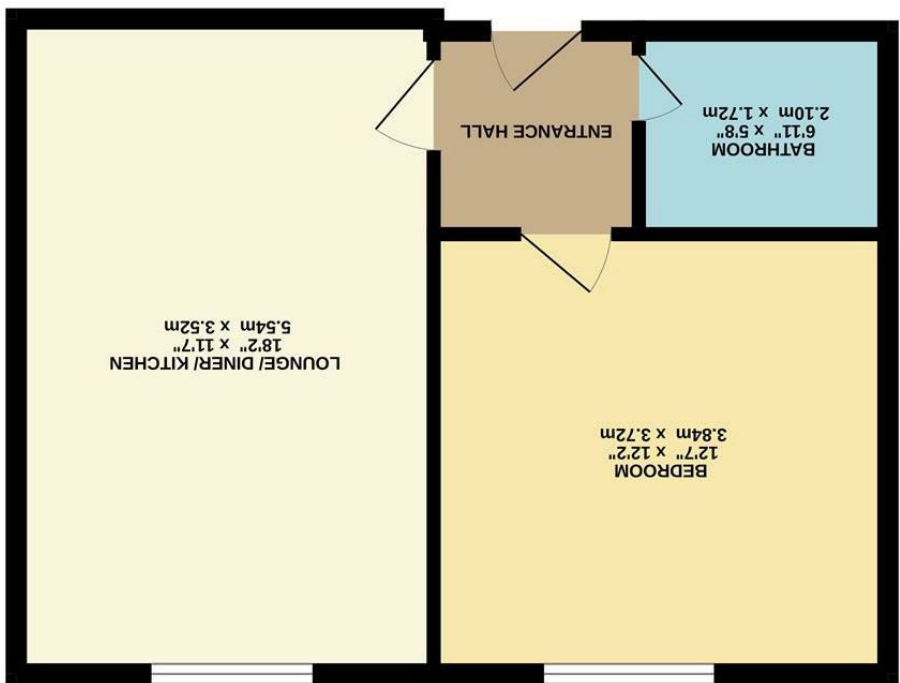
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



TOTAL FLOOR AREA - 434 sq. ft. (40.4 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	72
Potential	72

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
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