



colin ellis

Prince Of Wales Terrace, Scarborough, YO11 2AL

Colin Ellis welcome to the market a TWO bedroom TOP FLOOR apartment located in the SOUGHT AFTER South Cliff of Scarborough. Offering a lounge with SEA VIEWS. The current owners did start to modernize the property but unfortunately had to stop half way through so works are needed to complete the project. NO ONWARD CHAIN.

Guide Price £135,000



2



1



2



E
P
C

DESCRIPTION

Briefly comprising of an entrance hall, lounge with stairs leading to a possible balcony, kitchen, dining room, two bedrooms, an en-suite and a separate w/c.

The property is conveniently located minutes from a wealth of local amenities including, bars, restaurants and a short walk to the South Bay beach., town centre and the train station. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

ENTRANCE HALL

LOUNGE

Sea views, single radiator and uPVC double glazed door and power points.

KITCHEN

Base, wall and drawer units, worktop, space for, oven, hob, ridge, freezer and dishwasher, sink/drainage unit, uPVC double glazed window and power points.

BEDROOM ONE

Power points and uPVC double glazed window.

BEDROOM TWO

Single radiator and power points.

DINING ROOM

Double radiator, uPVC double glazed window and power points.

WC

Low flush wc.

EN-SUITE

Shower cubicle.





4TH FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers. 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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Prince Of Wales Terrace - 18652914
Council Tax Band - C
Tenure - Freehold

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.

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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