



15 Oliver's View Prince Of Wales Terrace, Scarborough, YO11 2AN

Guide Price £115,000

- WELL PRESENTED TWO BEDROOM APARTMENT
- ELECTRIC HEATING
- OPEN PLAN LAYOUT
- LEASEHOLD
- THIRD FLOOR
- ENTRY PHONE SYSTEM
- NO ONWARD CHAIN
- PASSENGER LIFT
- MODERN FITTED KITCHEN
- FAMED ESPLANADE LOCATION

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Andrew Cowen Estate Agents are proud to present to the market this **WELL PRESENTED TWO BEDROOM, THIRD FLOOR APARTMENT** situated on the **FAMED ESPLANADE**, close to a **NUMBER OF LOCAL AMENITIES** and a short walk to the south bay beach. The property has **A SPACIOUS OPEN PLAN LOUNGE/DINING AREA, FITTED KITCHEN** and **TWO GOOD SIZED DOUBLE BEDROOMS**. With a bonus of **A PASSENGER LIFT**, this property would be suitable for a **HOST OF BUYERS**, including those looking for a **SEASIDE HOLIDAY HOME**.



Council Tax Band: B



This accommodation briefly comprises; entrance hallway with store cupboard and airing cupboard housing the electric water heater, leading to the open plan lounge/dining area with double doors and Juliette balcony, a modern fitted kitchen with a range of cream gloss wall and base units, integrated hob, oven, dishwasher and fridge freezer, two double bedrooms and a four piece family bathroom with walk in shower. There is parking available in the basement, however, not a designated space.

This property is ideally located on Scarborough's sought after Esplanade, situated amongst a wealth of amenities and attractions including Ramshill Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.

Assured lets permitted. Holiday lets and pets are NOT permitted.

Service charge £1158.60/pa

Leasehold 250 yrs remaining

***All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. ***



DON'T MISS THIS ONE, please call our friendly Sales Team on 01723 377707 to arrange your viewing today!

511 sq.ft. (47.5 sq.m.) approx.

