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Basement Flat, 1 Princess Royal Terrace, Scarborough

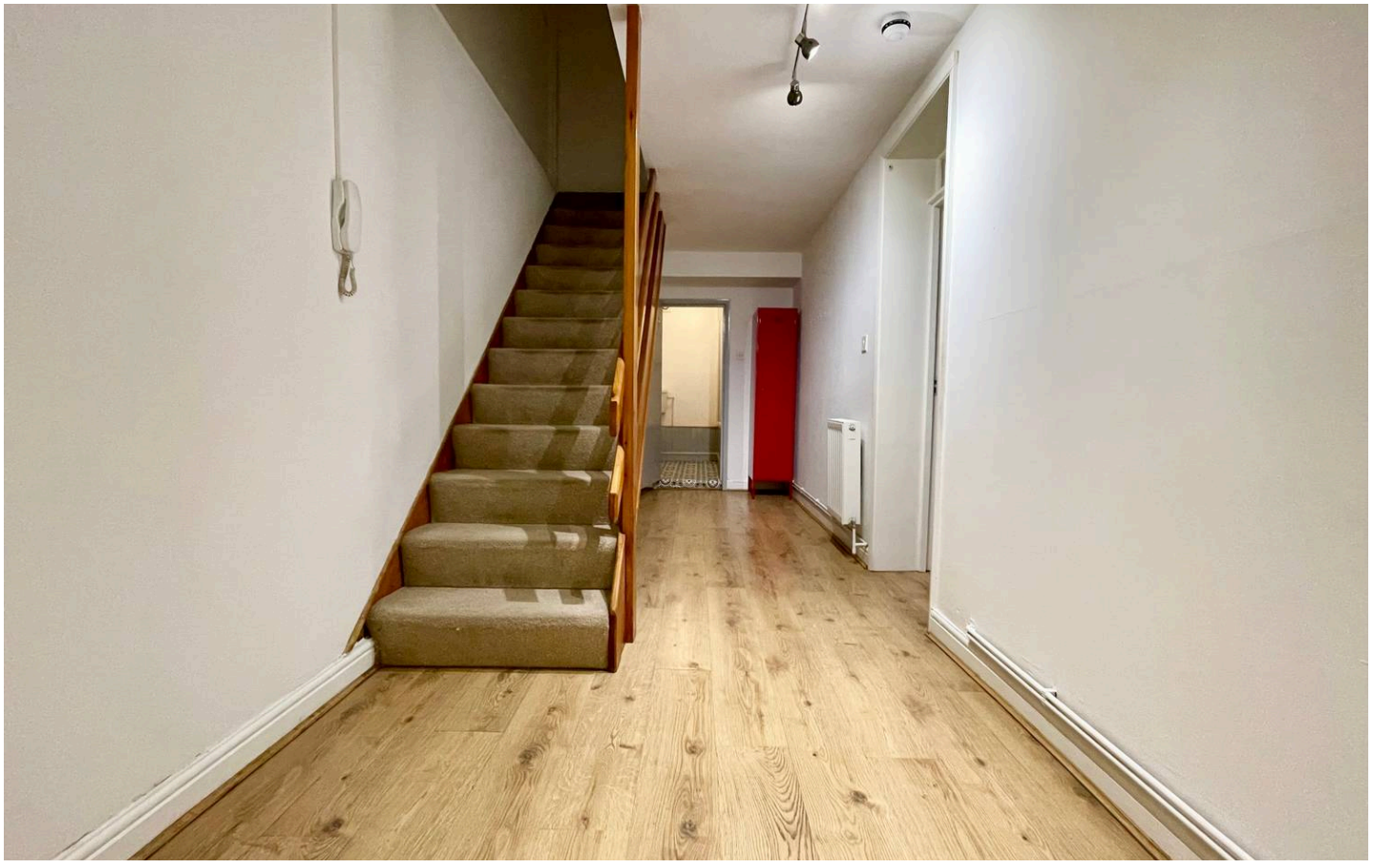
Guide Price £40,000

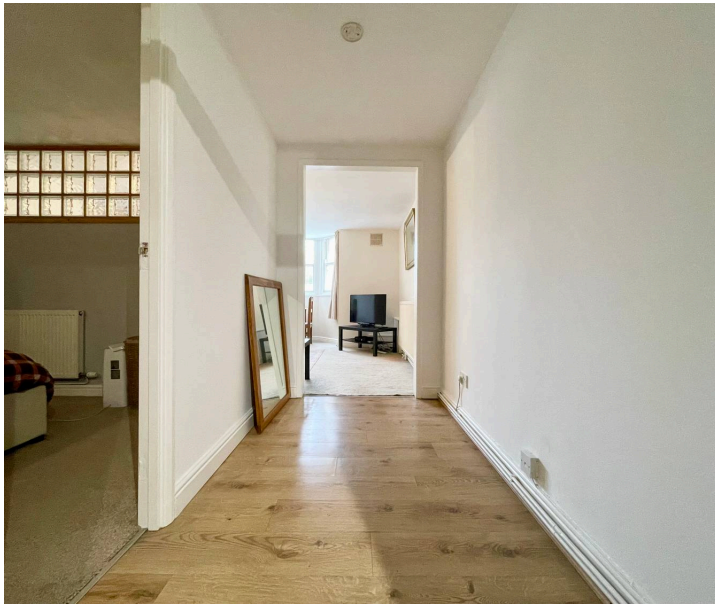
- WELL PRESENTED LEASEHOLD STUDIO BASEMENT FLAT
- LOCATED IN THE HIGHLY SOUGHT AFTER SOUTH CLIFF AREA
- LOUNGE WITH BAY WINDOWS
- MODERN FITTED KITCHEN AND BATHROOM
- OCCASIONAL ROOM (Currently used as bedroom- no external window)
- IDEAL AS SECOND HOME OR BUY TO LET INVESTMENT

We are delighted to offer this well presented leasehold studio basement flat, ideally positioned in the highly sought after South Cliff area.

This properties standout feature is the lounge, boasting attractive bay windows that flood the space with natural light and create a welcoming and airy atmosphere. The property includes a comfortable occasional room (currently used as a bedroom), thoughtfully arranged to maximise both space and privacy. The fitted kitchen provides ample storage and workspace, making it perfect for preparing meals and entertaining guests. The bathroom is modern and functional. With its well-planned layout and tasteful finishes throughout, this flat combines comfort and practicality in equal measure. Located within easy reach of local amenities, shops and transport links, this appealing studio flat offers an enviable lifestyle in one of the area's most desirable neighbourhoods. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.
Council Tax band: A

Tenure: Leasehold





BASEMENT LEVEL

Hallway
18' 4" x 6' 11" (5.60m x 2.10m)

Kitchen
12' 6" x 6' 11" (3.80m x 2.10m)

Lounge
15' 9" x 8' 6" (4.80m x 2.60m)

Occasional room (currently used as bedroom)
10' 6" x 8' 6" (3.20m x 2.60m)

Bathroom
6' 11" x 6' 3" (2.10m x 1.90m)

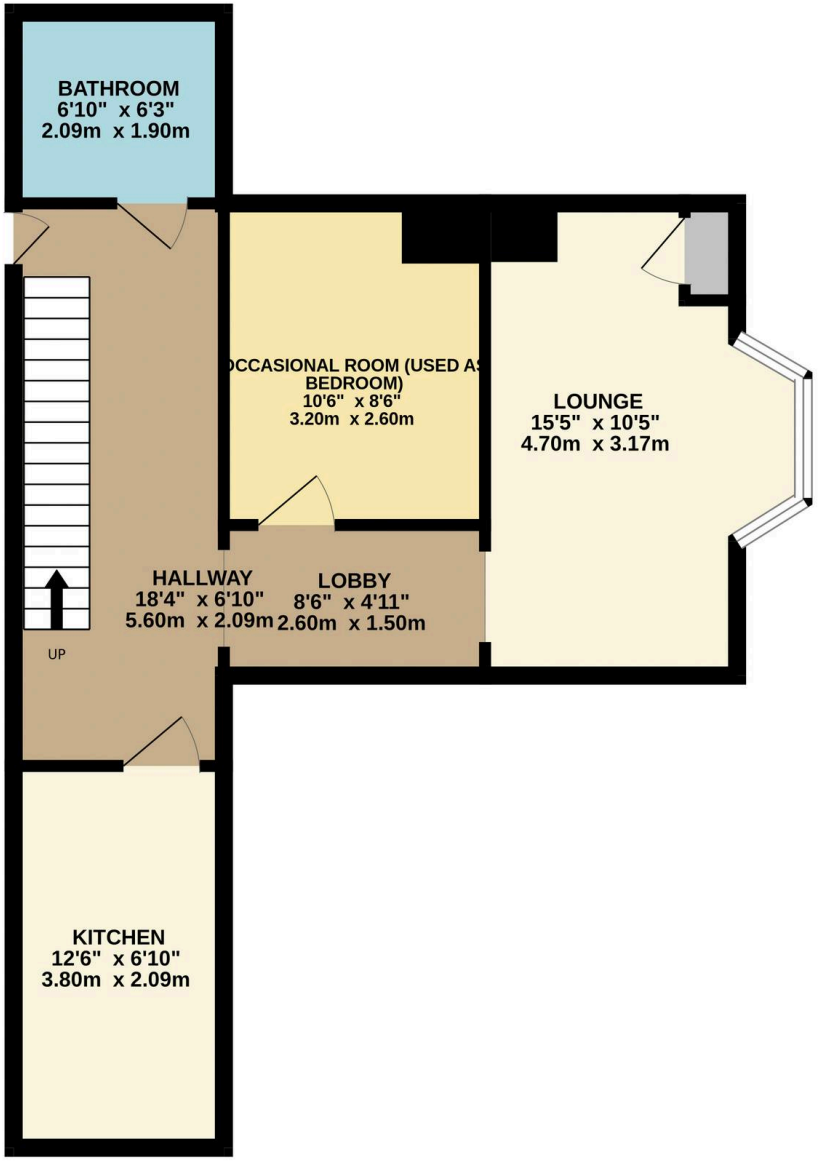
TENURE/MAINTENANCE

We have been advised by the owner that the property is leasehold with 962 years remaining and that there is a maintenance agreement in place at a cost of £189 per month with Watson - Leeds management. There is also a ground rent charge of £50 per year. The vendor is not aware of any restrictions.

AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Services are optional.

BASEMENT LEVEL
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (48.0 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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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