



## *15 Summerdale 34-35 Prince Of Wales Terrace, Scarborough, YO11 2AN*

*Guide Price £115,000*

- *ATTRACTIVE TWO BED THIRD FLOOR FLAT*
- *WOODEN DOUBLE GLAZING*
- *OPEN PLAN LOUNGE/KITCHEN/DINER*
- *PASSENGER LIFT*
- *SOUGHT AFTER SOUTHSIDE LOCATION*
- *LEASEHOLD*
- *ELECTRIC HEATING*
- *INTEGRATED APPLIANCES*
- *NO ONWARD CHAIN*

# 15 Summerdale 34-35 Prince Of Wales Terrace, Scarborough YO11 2AN

Andrew Cowen Estate Agents are pleased to welcome to the market this **TWO BEDROOM THIRD FLOOR FLAT** in a **VERY ATTRACTIVE BLOCK** situated in the **SOUGHT AFTER SOUTH SIDE LOCATION OF SCARBOROUGH**, with **ELECTRIC HEATING AND WOODEN DOUBLE GLAZING**, close to a wealth of local amenities and the **SOUTH BAY BEACH**, IN ADDITION this property **BOASTS A PASSENGER LIFT**. WITH NO ONWARD CHAIN, this property would suit **A HOST OF BUYERS** including those looking for a **SEASIDE BOLTHOLE**.



Council Tax Band: C



**This property briefly comprises; entrance hallway leading to a fully tiled three-piece family bathroom, with a shower over the bath, TWO GOOD SIZED DOUBLE BEDROOMS with the MASTER HAVING PANELLED WALLS and an EN-SUITE THREE-PIECE SHOWER ROOM. The OPEN PLAN LOUNGE/DINER AND KITCHEN gives a wonderful feel of space and has plenty of natural light flooding through. The KITCHEN has a range of wall and base units with INTEGRATED APPLIANCES to include electric hob and oven, dishwasher, washing machine and fridge-freezer.**

**This accommodation is ideally located on Scarborough's sought after South side location, 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, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.**

**Leasehold - 999yrs from 01/10/2005 term remaining 979yrs**

**Ground rent £50.00 per annum**

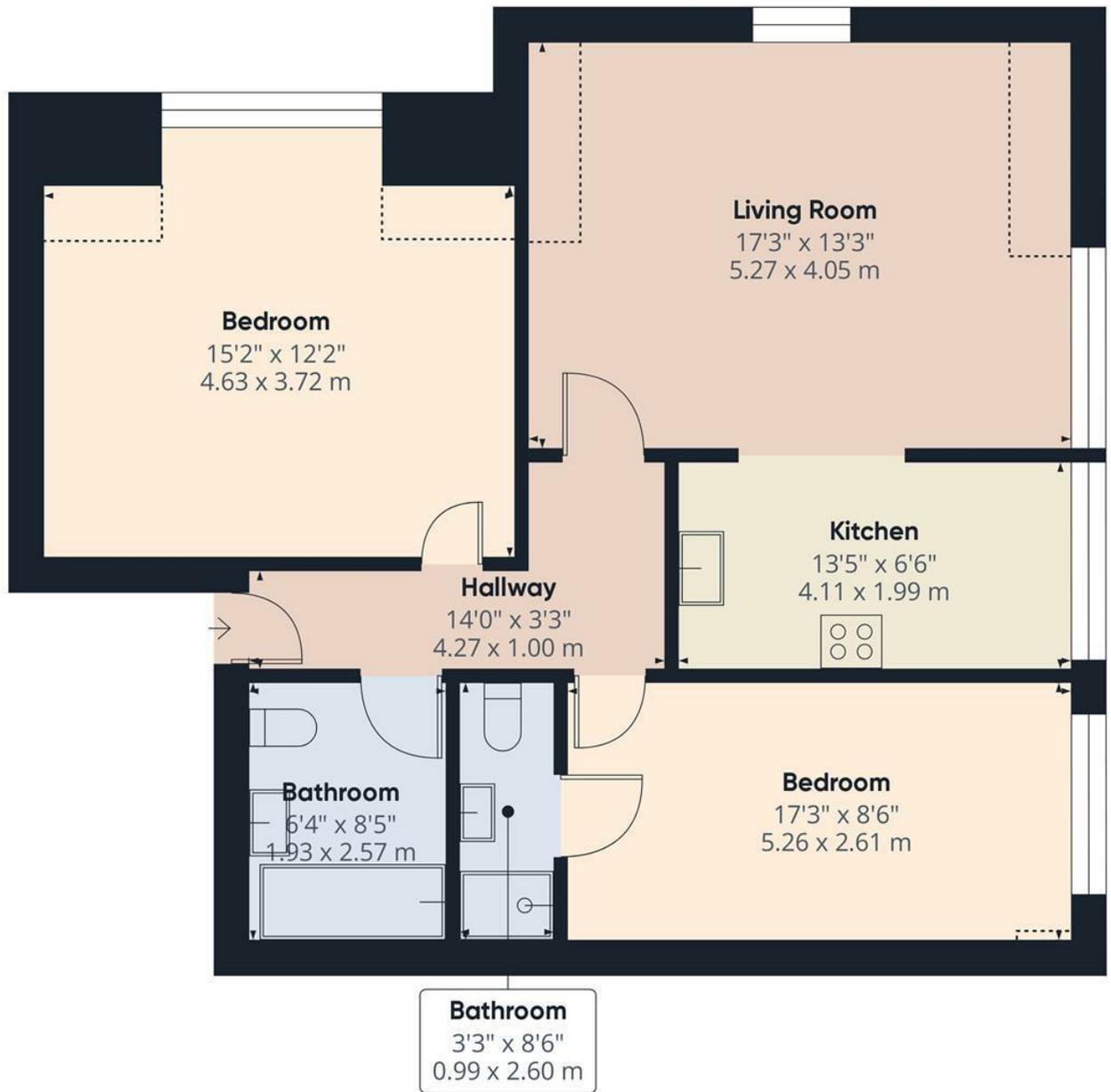
**Service charge is £1245.64 per annum.**

**'No bird, dog or other animal which may cause annoyance to any owner, tenant or occupier of the other flats shall be kept in the demised premises'.**

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

**VIEWING IS ESSENTIAL to appreciate the space, feel and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today.**





**Approximate total area<sup>(1)</sup>**  
803.96 ft<sup>2</sup>  
74.69 m<sup>2</sup>

**Reduced headroom**  
38.34 ft<sup>2</sup>  
3.56 m<sup>2</sup>

(1) Excluding balconies and terraces

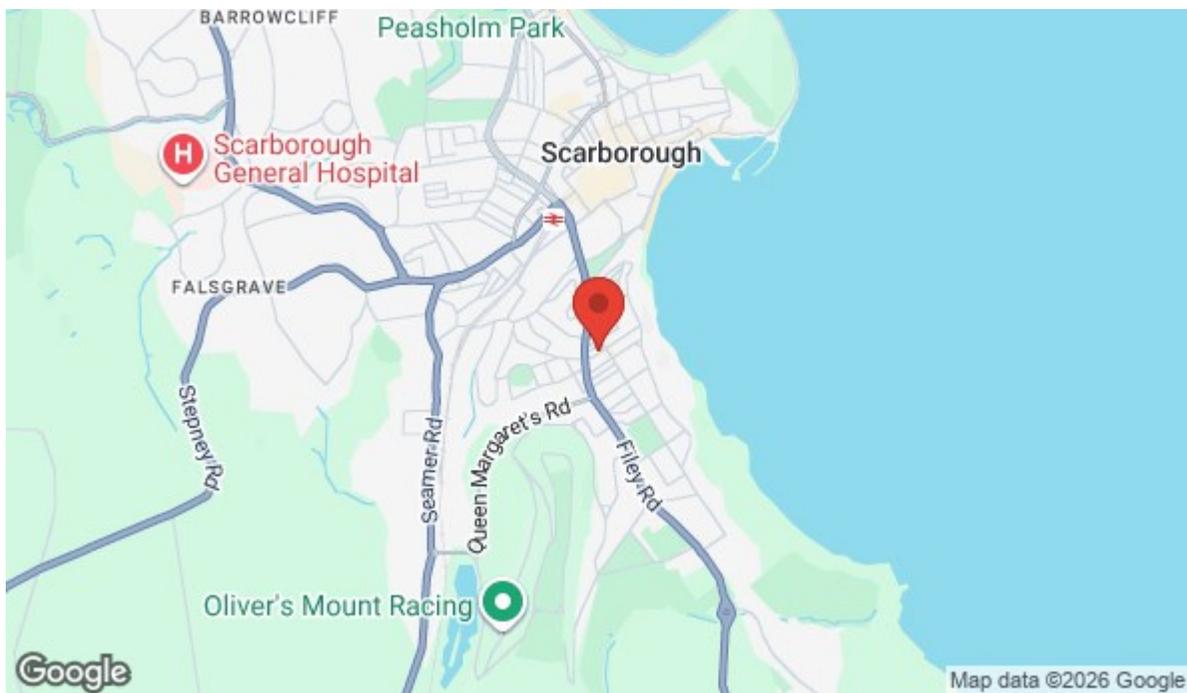
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewings

Call the office to make an appointment today!

**01723 377707**



View our website here!

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**