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For over 30 years

Flat 9, 1 Princess Royal Terrace, Scarborough

Guide Price £117,000



- SPACIOUS ONE BEDROOM TOP FLOOR FLAT
- RECENTLY REFURBISHED TO AN EXCELLENT STANDARD
- ONE ALLOCATED PARKING SPACE
- GENEROUS LOUNGE AND MODERN KITCHEN
- ONE YEARS MAINTENANCE FEES PAID
- NO ONWARD CHAIN

We are delighted to present this spacious one bedroom top floor flat, recently refurbished to an excellent standard and perfectly positioned in the highly desirable South Cliff location.

The property boasts a generous lounge that offers a light and airy ambience, ideal for relaxing or entertaining guests. The modern kitchen is thoughtfully designed with contemporary fittings and ample storage, making it a true highlight for those who enjoy cooking and dining at home. The well-proportioned bedroom provides a peaceful retreat, while the lovely three piece bathroom features stylish fixtures and a sleek finish, adding a touch of luxury to every-day living.

This impressive flat benefits from one allocated parking space (a rare convenience in this sought-after area) and is offered with no onward chain, ensuring a straightforward purchase process. With its impeccable presentation and prime location close to local amenities, this property is perfectly suited for first-time buyers, professionals, or those seeking a smart investment opportunity.

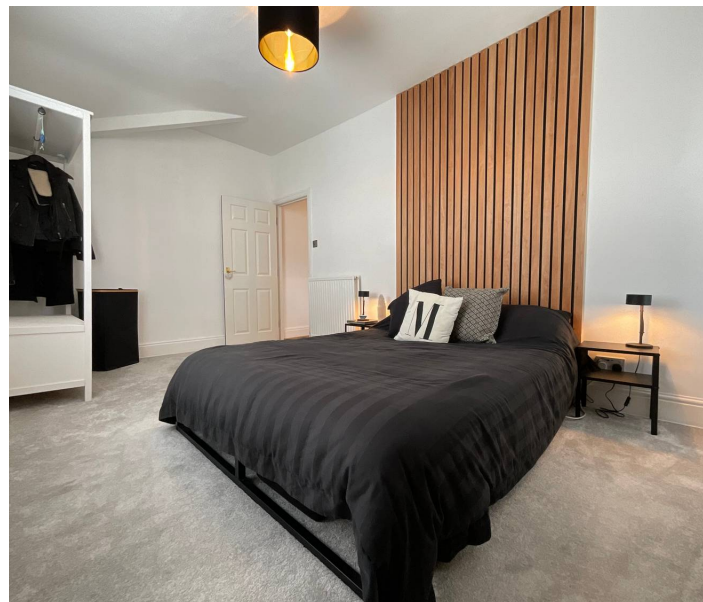
Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





TOP FLOOR

Entrance Hall

Lounge

16' 1" x 14' 9" (4.90m x 4.50m)

Bathroom

8' 10" x 7' 7" (2.70m x 2.30m)

Bedroom

16' 1" x 9' 2" (4.90m x 2.80m)

Kitchen

12' 2" x 8' 10" (3.70m x 2.70m)

Tenure/Maintenance

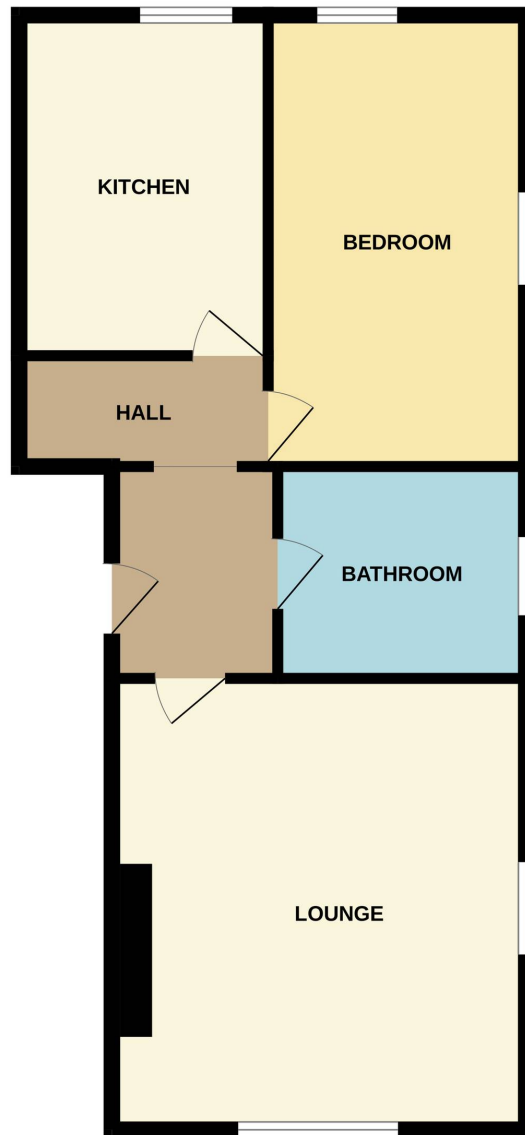
We have been informed by the vendor that the property is Leasehold with roughly 962 years remaining on the lease. We are not aware of any restrictions in regards to holiday lets or pets being allowed. A maintenance agreement is in place.

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



TOP FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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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