



**CPH** ESTATE AGENTS &  
CHARTERED SURVEYORS  
*For over 30 years*

64 Prince Of Wales Apts Esplanade, Scarborough

Guide Price £330,000



- Stunning 5th floor Prestigious sea view leasehold (share of Freehold) apartment
- Spacious living and dining areas
- Modern kitchen with integrated appliances
- Master bedroom with en-suite, plus 2 further bedrooms, one used as a study currently.
- Private balcony with Stunning sea views
- Modern bathroom with shower enclosure
- Built-in wardrobes and storage
- 2 passenger lifts and valuable private off street parking to the rear
- Located on SCARBOROUGH ICONIC Esplanade with close Proximity to the beach

We are delighted to present this elegant three-bedroom, two-bathroom apartment that seamlessly blends classic period features with modern comforts. The property offers a spacious layout, with a grand hallway adorned by luxurious chandelier lighting and decorative wall finishes, leading to a bright and airy reception room. This sophisticated space is perfect for both relaxation and entertaining, highlighted by ornate ceilings, plush carpeting, and a charming fireplace. The modern kitchen impresses with integrated appliances, a double oven, stylish cabinetry, and under-cabinet lighting, while the dedicated dining area enjoys abundant natural light from a large window with a decorative grille. Each bedroom is beautifully appointed, featuring built-in wardrobes or storage, plush carpeting, and large windows that fill the rooms with natural light.

Additional features include two contemporary bathrooms, one with a sleek shower enclosure and illuminated mirror, and another with a bath-tub, overhead shower, and heated towel rail - both offering ample built-in storage and a fresh, modern finish. Step outside onto the private balcony to savour breathtaking panoramic sea views and the tranquil sounds of the nearby beach.





With its blend of period elegance, modern amenities, and stunning coastal vistas, this apartment offers an exceptional opportunity for luxurious coastal living. The apartment benefits from gas heating via combi boiler and double and triple glazed windows, 2 passenger lifts and valuable private Off-street parking. Arrange your viewing today to experience this remarkable home.

Council Tax band: F

Tenure: Leasehold

#### Entrance Hall

#### Lounge

19' 0" x 17' 9" (5.80m x 5.40m)

#### Kitchen

11' 10" x 7' 7" (3.60m x 2.30m)

#### Master Bedroom

15' 10" x 9' 6" (4.82m x 2.90m)

#### En-suite

7' 3" x 5' 7" (2.20m x 1.70m)

#### Bedroom 2

12' 2" x 10' 7" (3.72m x 3.22m)

#### Bedroom 3

10' 6" x 10' 2" (3.20m x 3.10m)

#### Shower Room

8' 6" x 5' 3" (2.60m x 1.60m)

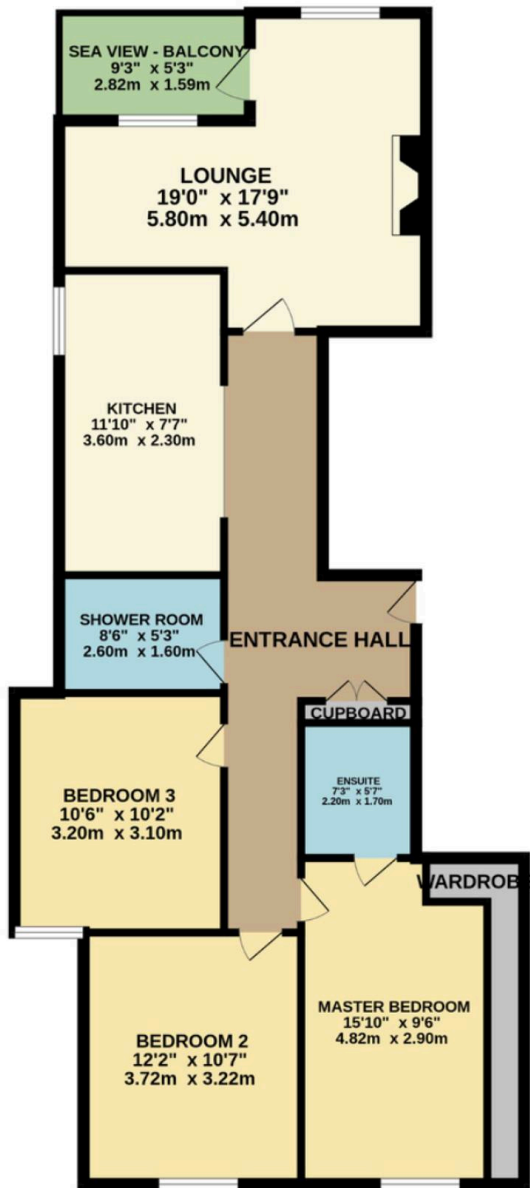
#### Sea view balcony

9' 2" x 4' 11" (2.80m x 1.50m)

#### Please note:

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.





TENURE INFO:

Share of freehold, leasehold with currently 95 years remaining but vendor has paid to extend to 195 years which will take effect soon. £2000 per annum maintenance, with Walker Landray. £250 GROUND RENT

TOTAL FLOOR AREA: 977 sq.ft. (90.7 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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