ANDREW COWEN

# 46, Prince of Wales Apartments Esplanade, Scarborough, YO11 2BB

## Guide Price £150,000

- **SPACIOUS TWO BEDROOM APARTMENT**
- **FAMED ESPLANADE AREA**
- **MAINTENANCE FEE £2280.32/PA**
- **THIRD FLOOR SOUTH BLOCK**
- **SEA VIEWS**
- **GROUND RENT £50.00/PA**
- **PASSENGER LIFT**
- **GAS CENTRAL HEATING**
- **CLOSE TO LOCAL AMENITIES**

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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 LOUNGE/DINING AREA WITH FANTASTIC SEA VIEWS, FITTED KITCHEN and TWO GOOD SIZED DOUBLE BEDROOMS. With an added bonus of A PASSENGER LIFT, this property would be suitable for a HOST OF BUYERS, including those looking for a SEASIDE HOLIDAY HOME.**

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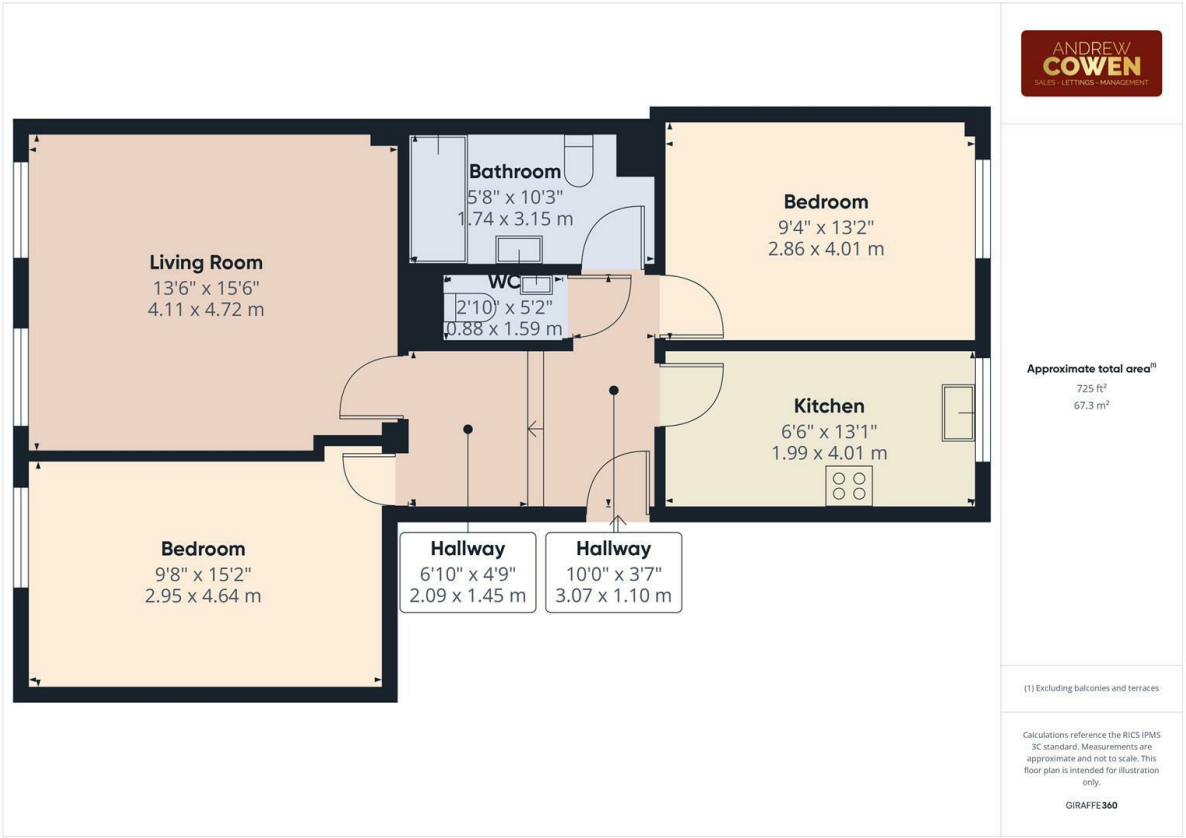
Council Tax Band: E

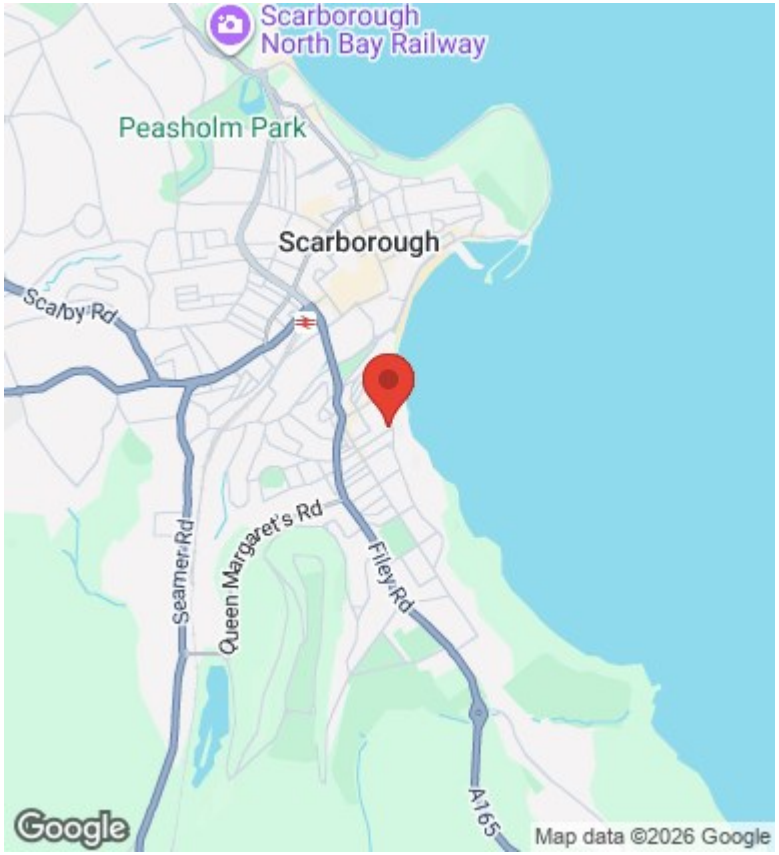
**This accommodation briefly comprises; entrance hallway leading to the lounge/dining area with feature fireplace and sea views, a fitted kitchen with a range of base and wall units, integrated appliances and breakfast area, two double bedrooms with the master having built in furniture and sea views, a four piece family bathroom and a separate WC with wash hand basin.**

**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, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.**

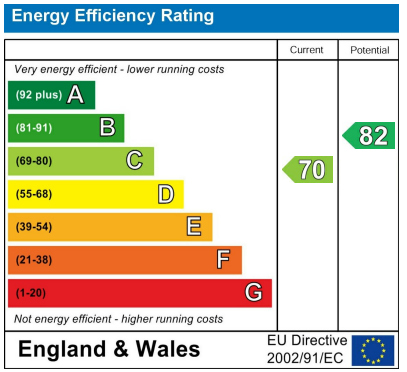
**The maintenance fee is £2280.32/pa and ground rent is £50.00/pa**
***All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. ***

**DON'T MISS THIS ONE, VIEWING IS ESSENTIAL to appreciate the space, feel and position that this fantastic property has to offer, please call our friendly Sales Team on 01723 377707 to arrange your viewing.**



SCAN ME

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