ANDREW COWEN

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

Offers In The Region Of £148,950

- *Spacious two-bedroom apartment with lift*
- *Separate fitted kitchen*
- *Attractive period building*
- *Beautiful views of the coast*
- *Two well-proportioned bedrooms*
- *Ideal permanent home, coastal retreat or investment*
- *Popular South Cliff location close to amenities*
- *Bathroom and separate WC*
- *Excellent natural light throughout the apartment*

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

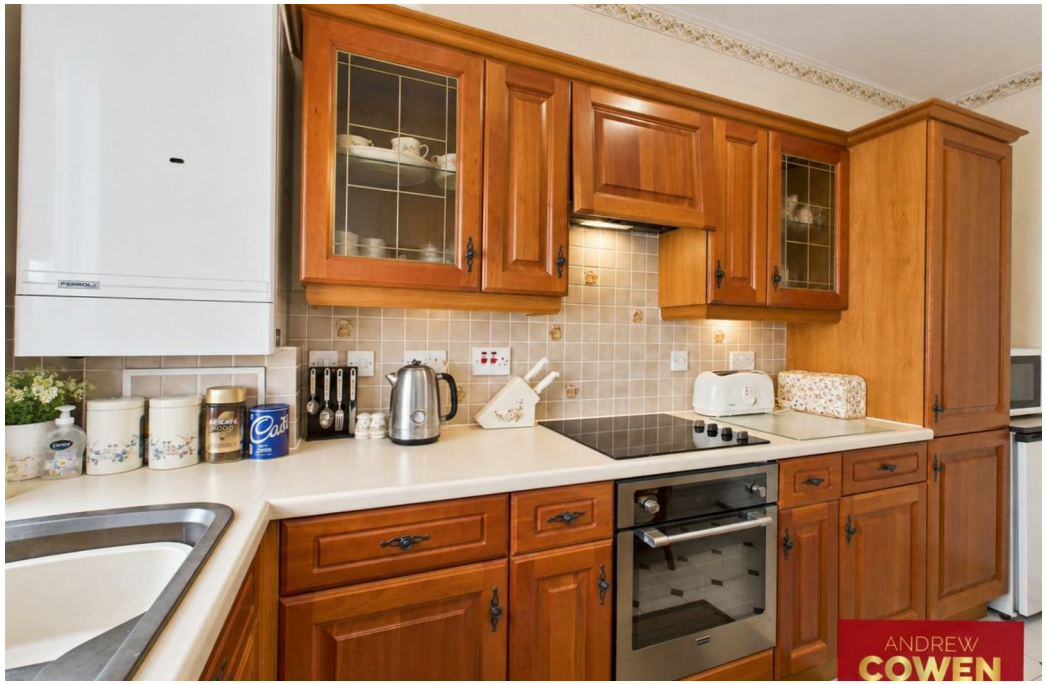
info@andrewcowen.com
www.andrewcowen.com

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

A spacious and well-presented two-bedroom apartment, on the third floor with lift access offering approximately 725 sq ft of generously proportioned accommodation within an impressive period building. Featuring a superb living/dining room, separate fitted kitchen, two good-sized bedrooms, bathroom and separate WC, the property is further enhanced by wonderful coastal views and attractive period detailing. An excellent opportunity for those seeking a permanent home, coastal retreat or investment property.

2 1 1 C

Council Tax Band: E



Occupying an impressive position within an attractive period building, this spacious two-bedroom apartment offers generously proportioned accommodation extending to approximately 725 sq ft (67.3 sq m), complemented by wonderful coastal views and a wealth of traditional character.

The standout feature of the property is the particularly generous living and dining room, measuring approximately 15'6" x 13'6". This elegant reception space enjoys excellent natural light from large windows and provides ample room for both comfortable seating and a substantial dining suite. Decorative cornicing, an ornate ceiling rose and chandelier further enhance the room's period appeal, while the outlook towards the coastline creates an impressive backdrop.

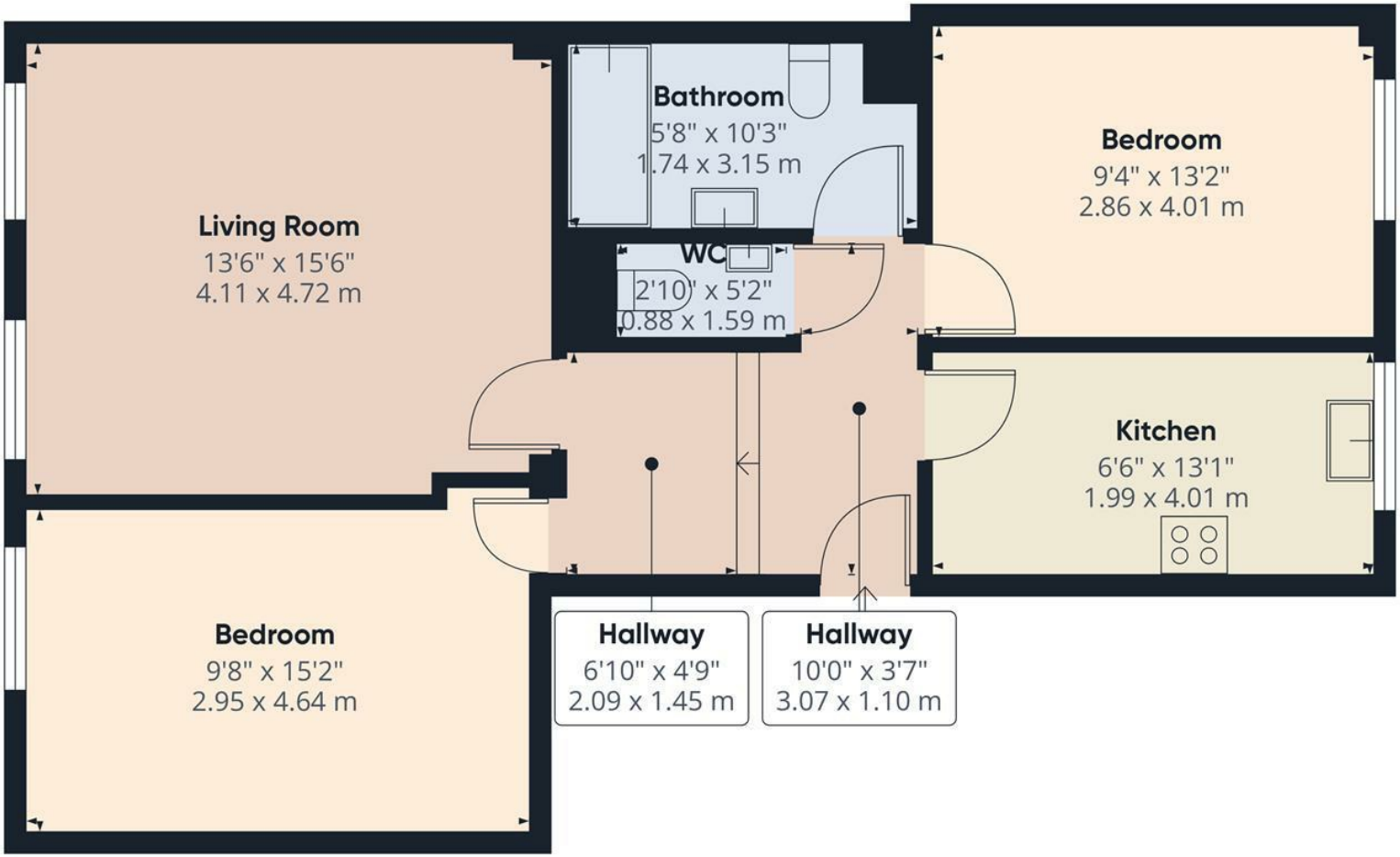
The separate fitted kitchen provides a comprehensive range of wall and base units together with integrated cooking appliances and useful worktop space, offering a practical kitchen while retaining scope for a purchaser to update to their own taste if desired.

There are two well-proportioned bedrooms, including a particularly spacious principal bedroom measuring approximately 15'2" x 9'8", with extensive fitted wardrobes and attractive views. The second bedroom is also a comfortable size at approximately 13'2" x 9'4", making it equally suitable for guests, family or use as a home office.

Completing the accommodation is a generously sized bathroom together with the added convenience of a separate WC, while the entrance hallway provides good circulation between the principal rooms.

Throughout, the apartment has clearly been well cared for and retains an appealing traditional style, while also presenting an excellent opportunity for a new owner to introduce their own decorative touches over time. The combination of substantial room proportions, two bedrooms, impressive reception space and coastal outlook makes this an appealing proposition for those seeking a permanent residence, coastal home or investment opportunity.

The property forms part of a striking period development, with its impressive architectural façade adding considerably to the overall appeal. With approximately 725 sq ft of accommodation and superb views from the principal rooms, early viewing is highly recommended to fully appreciate the space, setting and potential on offer.



ANDREW COWEN
SALES · LETTINGS · MANAGEMENT

Approximate total area(1)

725 ft²

67.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

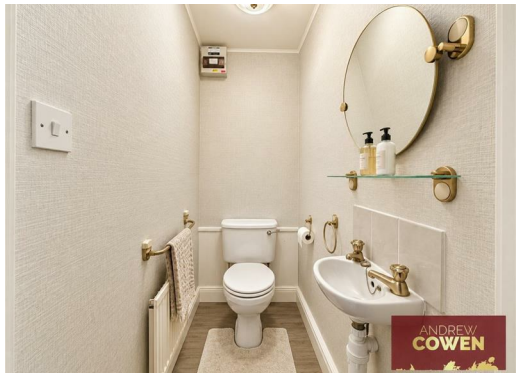
GIRAFFE360

ANDREW

ANDREW

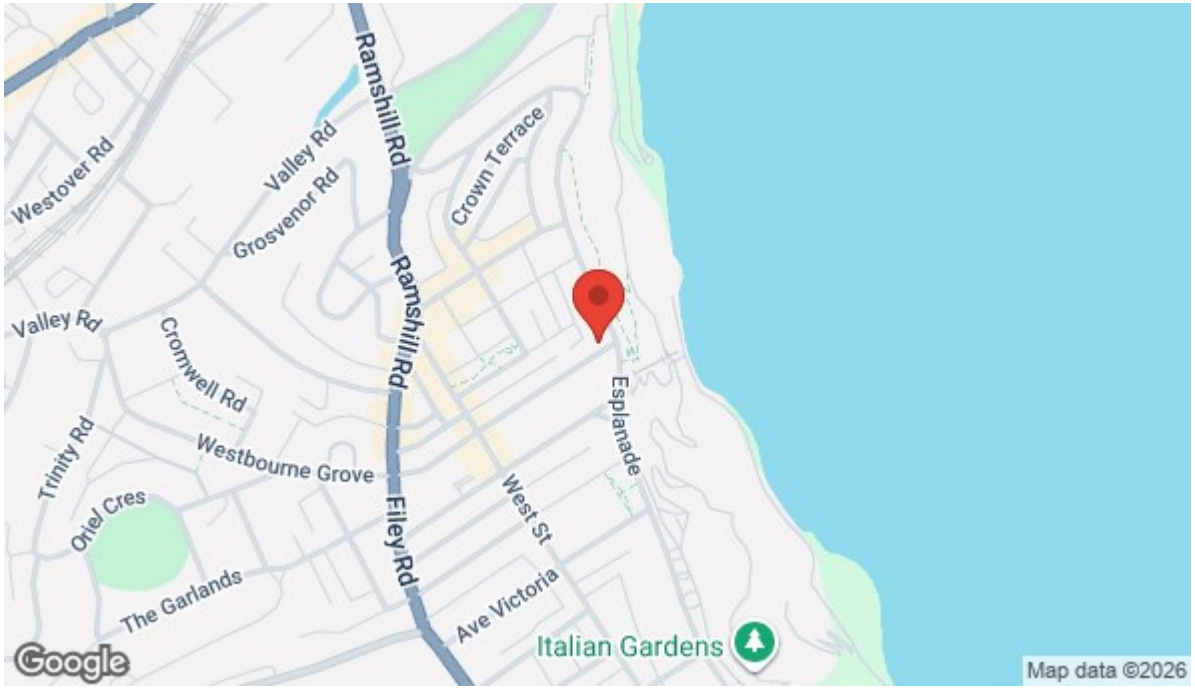
ANDREW
COWEN

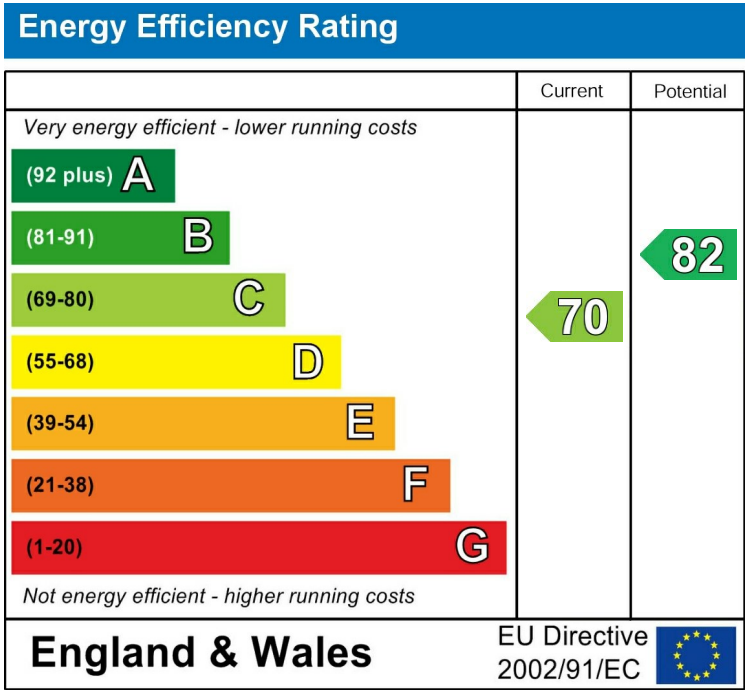
ANDREW
COWEN


ANDREW
COWEN

ANDREW
COWEN

ANDREW
COWEN





Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com