



## Flat 6, 22 Prince Of Wales Terrace, Scarborough, YO11 2EA

Guide Price £99,950

- MODERN APARTMENT
- MODERN DECOR THROUGHOUT
- WALK IN SHOWER
- SECOND FLOOR
- DESIRABLE AREA
- EPC RATING C
- PASSANGER LIFT
- CLOSE TO AMENITIES
- TENANT IN SITU

# Flat 6, 22 Prince Of Wales Terrace, Scarborough YO11 2EA

Andrew Cowen Estate Agents are delighted to present to the market this delightful one-bedroom apartment offering a perfect blend of comfort and convenience, making it an ideal choice for a first time buyer.

One of the standout features of this apartment is the lift in the building, which adds an extra layer of convenience, particularly for those who may prefer to avoid stairs.

Situated in a desirable location, this flat is within easy reach of Scarborough's beaches, local shops, and dining options. Whether you are a professional seeking a comfortable home or a couple looking for a cosy space, this apartment is sure to meet your needs.

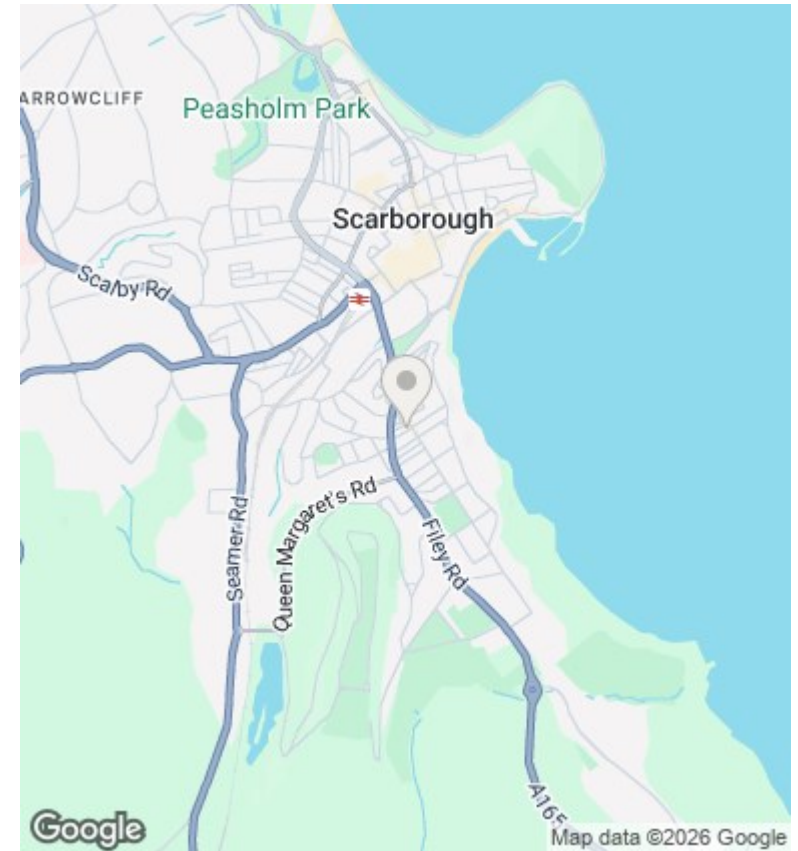
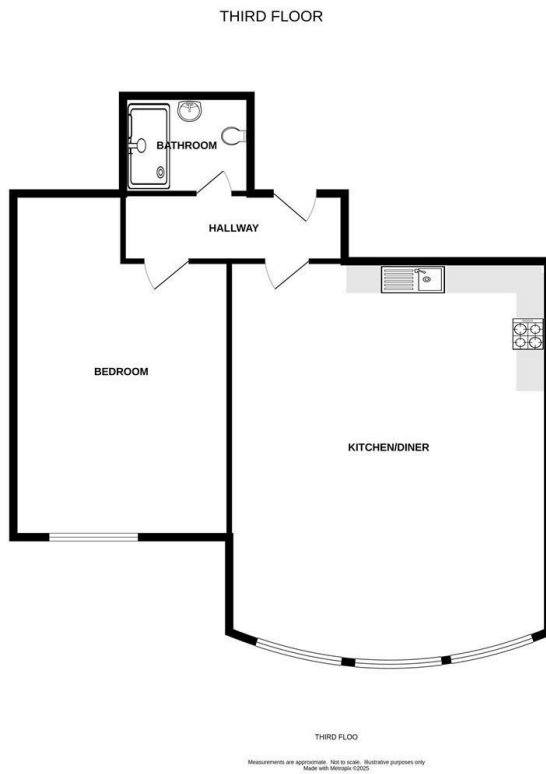
Please call Andrew Cowen Estate Agents to get booked in for a viewing before this property is snapped up off the market.



Council Tax Band: A







## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

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>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	