

## 20, Prince of Wales Apartment Prince Of Wales Terrace, Scarborough, YO11 2AH

**Guide Price £232,500**

- GENEROUS TWO BED APARTMENT
- UPPER FLOOR APARTMENT
- DESIGNATED PARKING SPACE
- MAINTENANCE FEE £1600.00/PA
- SEA VIEWS
- GAS CENTRAL HEATING
- PETS NOT PERMITTED
- PASSENGER LIFT
- SOUGHT AFTER LOCATION
- HOLIDAY LETS NOT PERMITTED

# Prince of Wales Apartment Prince Of Wales Terrace, Scarborough YO11 2AH

Andrew Cowen Estate Agents are proud to present to the market this IMMACULATE TWO BEDROOM, UPPER FLOOR APARTMENT situated in the FAMED ESPLANADE AREA, 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, MODERN FITTED KITCHEN and TWO GOOD SIZED DOUBLE BEDROOMS. With an added bonus of A PASSENGER LIFT, and a DESIGNATED PARKING SPACE, this property would be suitable for a HOST OF BUYERS, including those looking for a SEASIDE HOLIDAY HOME.



Council Tax Band: D



This accommodation briefly comprises; entrance hallway leading to the lounge/dining area with feature fireplace and sea views, a modern fitted kitchen with a range of base and wall units and integrated appliances, two double bedrooms with built in wardrobes and a three-piece tiled bathroom with shower over the bath.

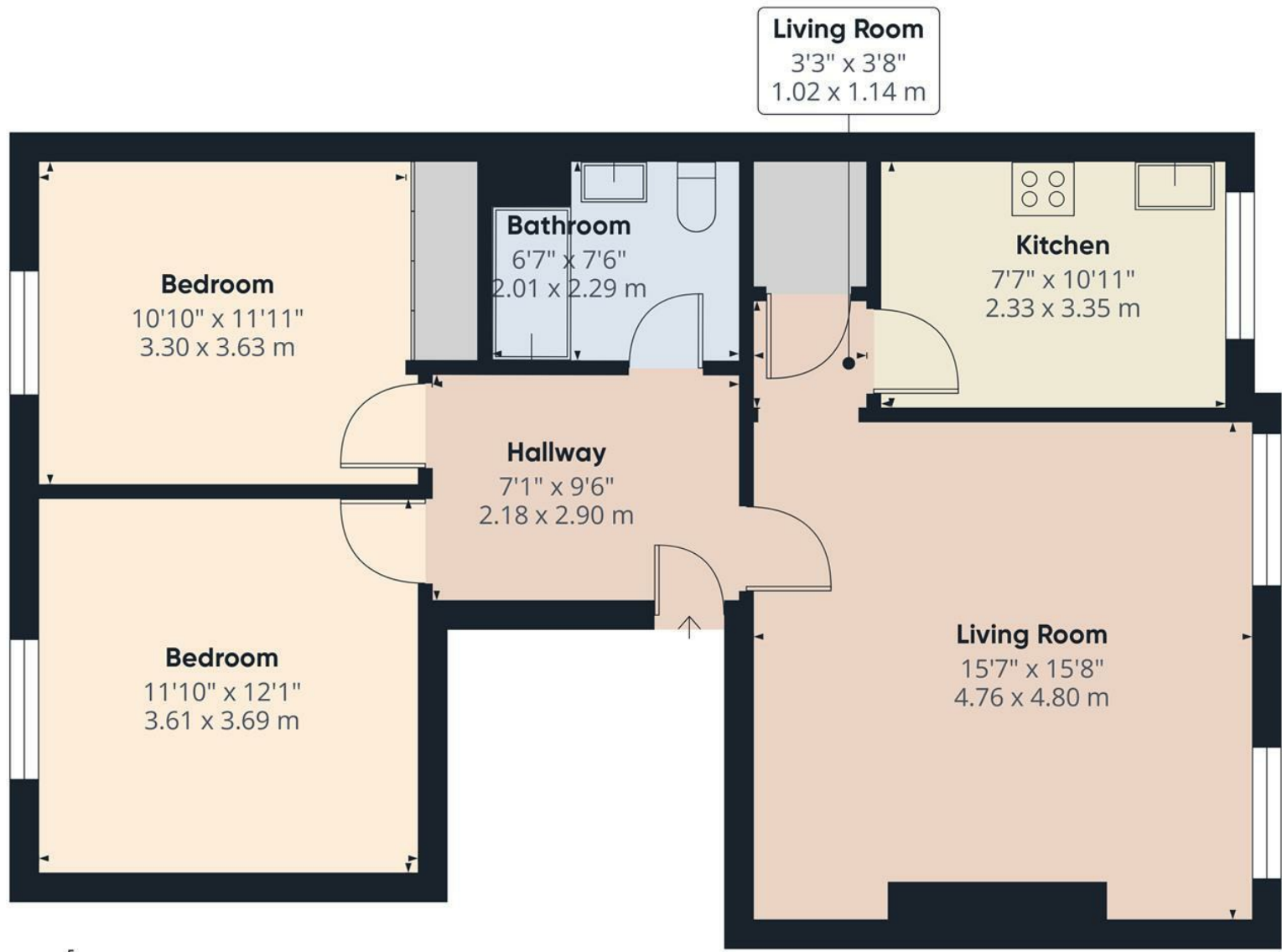
This property is ideally located on Scarborough's sought after South side, situated amongst a wealth of amenities and attractions including Ramshill Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.

The maintenance fee is £1600.00/pa  
Pets and holiday lets are not permitted.  
\*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.



ANDREW  
GOWEN



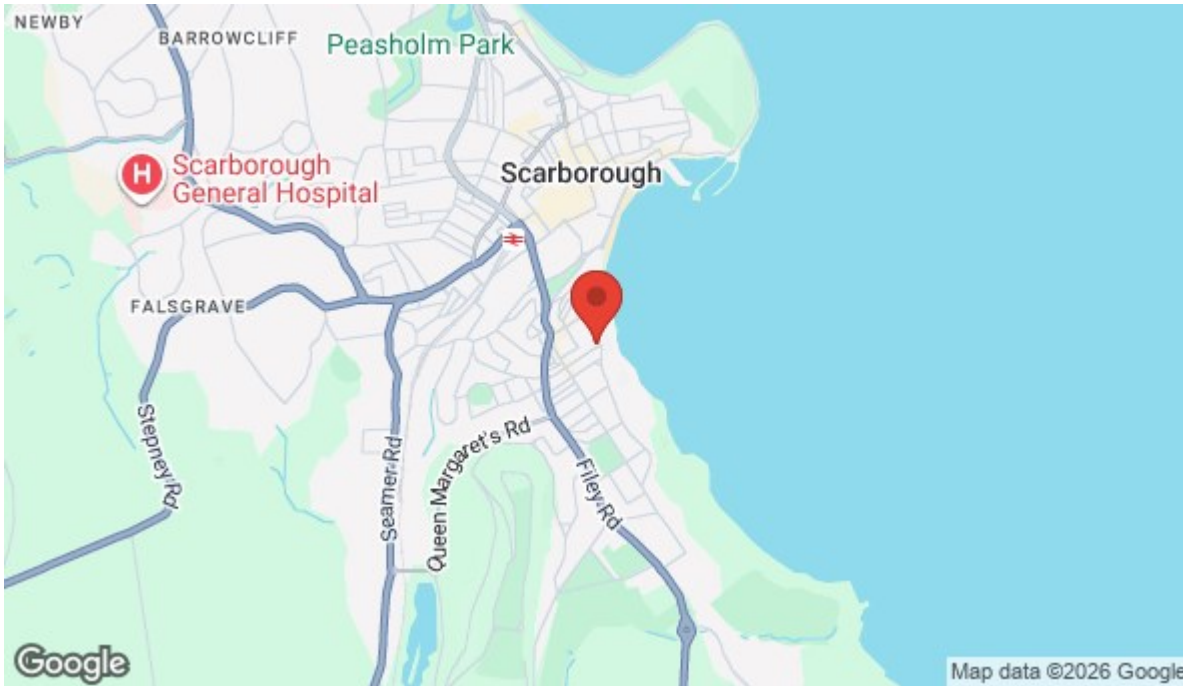
Approximate total area<sup>(1)</sup>  
754 ft<sup>2</sup>  
70.1 m<sup>2</sup>

(1) Excluding balconies and terraces

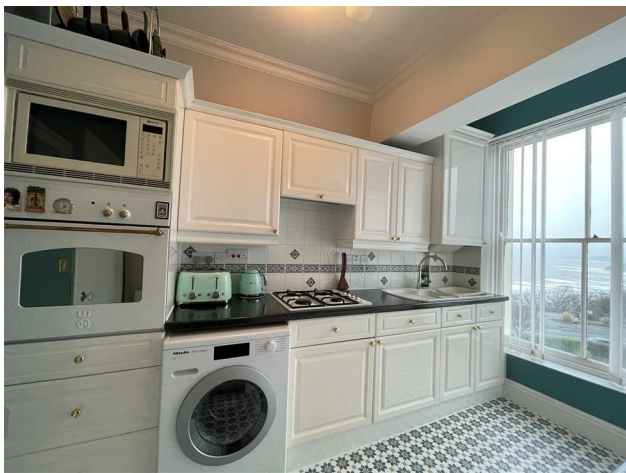
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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