



## Flat 4. 14 Prince Of Wales Terrace

Scarborough, YO11 2AL

Guide Price £139,950



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We are delighted to bring to the market this top-floor apartment set within a handsome Victorian building on Prince of Wales Terrace, one of Scarborough's most desirable locations. In our opinion, this is a beautifully bright home which enjoys an elevated position with far-reaching South Bay views offering period character with modern convenience - ideal as a coastal retreat, first home or downsizer.

The spacious south-facing lounge features a cast iron fireplace and large bay window overlooking public gardens and the sea beyond, filling the space with natural light. A modern kitchen includes a breakfast bar, integrated oven, hob and dishwasher. There are two double bedrooms, the large main with built-in wardrobes and cast-iron fireplace, plus a bathroom with shower bath.

Practical features include a passenger lift, gas central heating, pressurised hot water system, recently installed double-glazed period-style sash windows, built-in hall storage, intercom entry, on-street permit parking and a small shed in the rear yard.

Offered with no onward chain, in our opinion, this well-maintained home is ready to move into, with potential to update and personalise. Early viewing is recommended to appreciate the space, natural light and sea views on offer.

Please call our friendly sales team on 01723 350077 to arrange a viewing.

### Lounge

20'5" x 16'8" (6.24 x 5.09)

### Bedroom 1

16'4" x 14'5" (4.98 x 4.40)

### Bedroom 2

13'6" x 8'7" (4.12 x 2.63)

### Bathroom

8'2" x 5'11" (2.50 x 1.82)

### Kitchen

13'3" x 11'10" (4.04 x 3.63)

### Directions

What 3 Words  
Visa.Dark.Drill

### Tenue

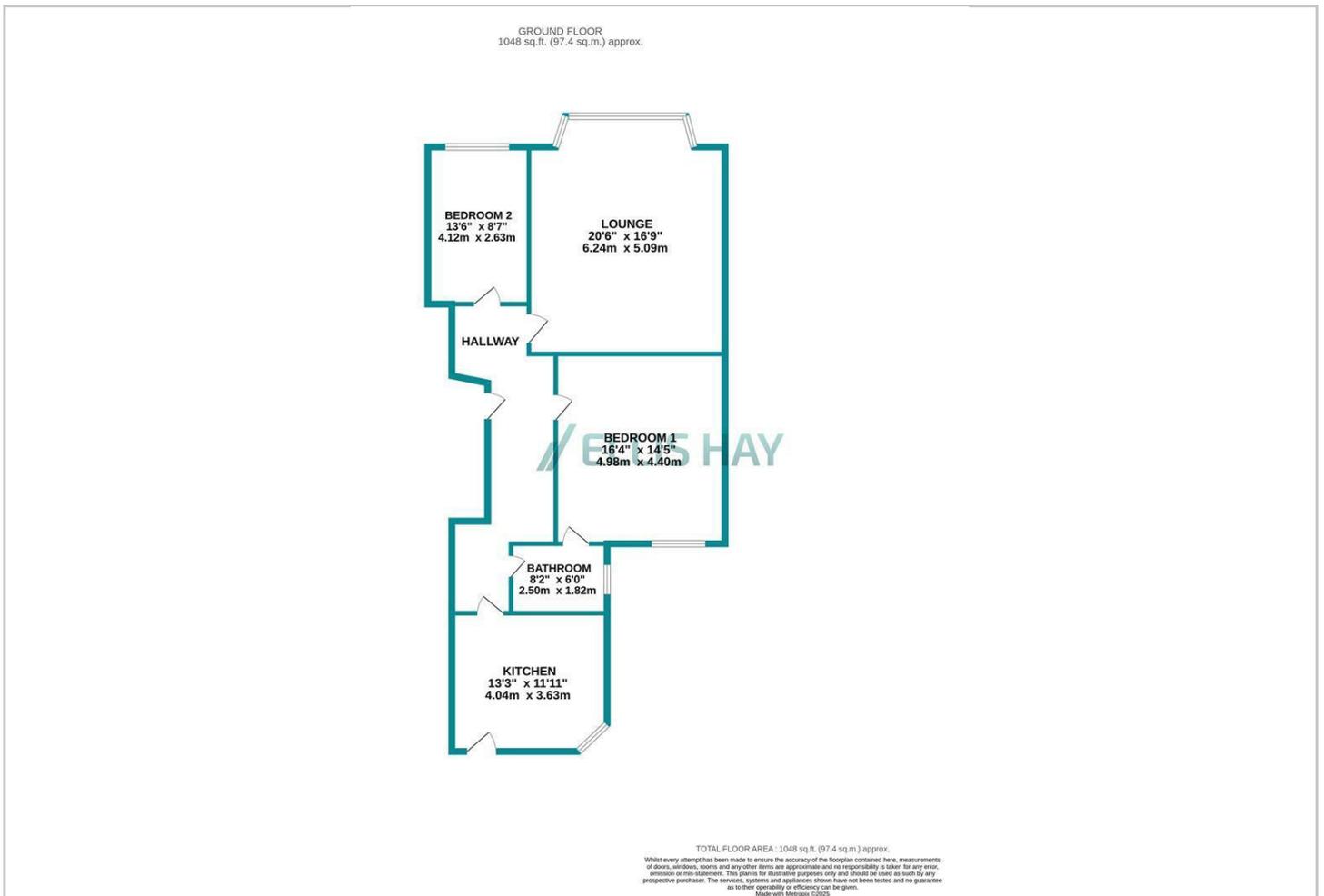
Property is Freehold, we are advised the block is managed by Ellis Hay and the yearly maintenance fees are around £1755.71.



## Hybrid Map



## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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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