



## 11 Prince Of Wales Terrace

South Cliff, Scarborough, YO11 2AL

**Guide Price £170,000**



Situated on the sought-after Prince of Wales Terrace, this well-proportioned two-bedroom flat is offered for sale with no onward chain. The property includes a spacious lounge-diner with large windows offering views across the nearby park and out towards the sea. This room provides a comfortable living space with the benefit of natural light and a scenic outlook.

The flat also comprises two bedrooms, a separate modern kitchen/diner and a bathroom. Located on the second floor within a well-maintained building with a lift, the property may appeal to a variety of buyers including those seeking a main residence or an investment opportunity. Access is via a communal entrance, and the internal layout offers flexibility for everyday living.

The location is convenient for access to Scarborough's South Bay, local green spaces, shops, and public transport. Viewings are highly recommended to appreciate the setting and layout. To arrange a viewing, please contact the friendly sales team at Ellis Hay



## Flat 4, 11 Prince of Wales Terrace

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### Communal Entrance

### Private Entrance

### Hallway

**Lounge/Diner 17'8" x 13'4" (5.4 x 4.07)**

**Kitchen 12'11" x 8'2" (3.95 x 2.51)**

**Bedroom 1 13'9" x 12'5" (4.2 x 3.79)**

**Bedroom 2 14'0" x 6'11" (4.28 x 2.11)**

**Bathroom 10'4" x 5'0" (3.16 x 1.54)**

### Tenure

We are advised that the property is Freehold with management of the block by Nicholsons. The yearly fee is currently paid in monthly instalments of £110 per month.

### Directions

What Three Words  
Drops.force.ages

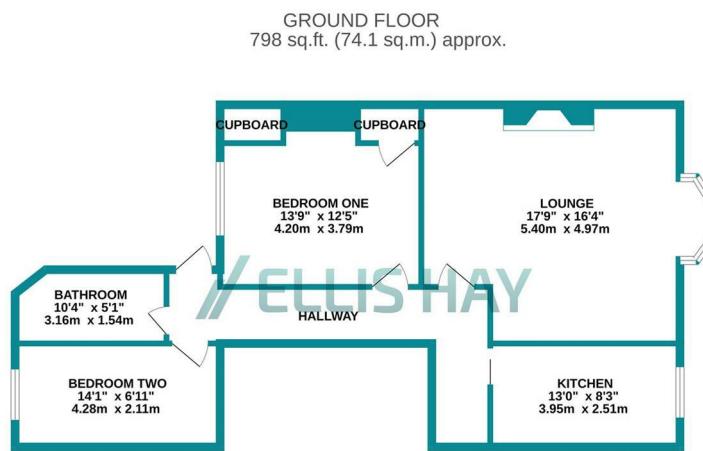
### Area Map



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

**Council Tax Band: B**

**Tenure: Freehold**



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