



colin ellis

The Crescent, Scarborough, YO11 2PW

Colin Ellis welcome to the market a GROUND FLOOR apartment set within the DESIRABLE The Crescent. This TWO BEDROOM apartment has been used a main residence and a rental by the current owner. Benefitting from access to the communal outside space from the kitchen, a three piece bathroom, DUAL ASPECT lounge and having been RECENTLY REDECORATED, this home is WELL WORTH VIEWING. Offered with NO ONWARD CHAIN.

Guide Price £120,000



FULL

Briefly comprising of a communal entrance leading to the apartment hallway, dual aspect lounge, kitchen with access to the communal area, two bedrooms and a three piece bathroom.

The property is conveniently situated minutes from a wealth of local amenities including a future Multi-plex Cinema, bars, restaurants, and the Brunswick Shopping Centre. Tourist attractions include the Sea-Life Centre, Open Air Theatre, miniature railway and Alpamare Waterpark. The nearby Spa footbridge leads to Scarborough's South Cliff/Esplanade, and the celebrated, recently-renovated Italian Gardens.

ENTRANCE HALL

Communal hall leading to entrance hall and double radiator.

LOUNGE

4.8 x 3.1 (15'8" x 10'2")

Electric fire with surround, wall lights, uPVC double glazed window and double radiator.

BEDROOM ONE

3.6 x 2.8 (11'9" x 9'2")

Build in cupboard, double radiator, uPVC double glazed window and power points.

KITCHEN

Base, wall, and drwer units, wood worktop, tiled splash back, space for oven, hob and washing machine, sink/drain unit, uPVC double glazed window and door, built in cupboard, double radiator and power points.

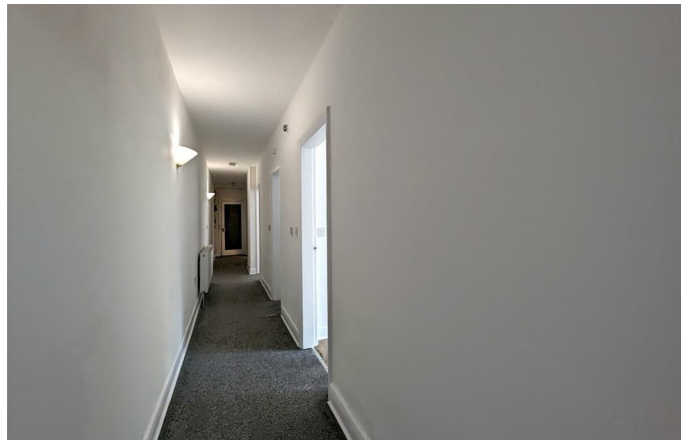
BEDROOM TWO

Built in cupboard, double radiator, uPVC double glazed window and power points.

BATHROOM



Panel bath, basin with pedestal, low flush wc, shower over bath, uPVC double glazed window and ladder radiator.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 2018

The Crescent - 18608932
Council Tax Band - B
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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