



Flat 2, 3 Royal Crescent, Scarborough, YO11 2RN

Guide Price £130,000

- *FIRST FLOOR APARTMENT*
- *THREE-PIECE BATHROOM SUITE*
- *IDEAL PURCHASE FOR A HOST OF BUYERS*
- *TWO GOOD-SIZED BEDROOMS*
- *GREAT LOCATION*
- *FITTED KITCHEN WITH INTEGRATED APPLIANCES*
- *GAS CENTRAL HEATING*

3 Royal Crescent, Scarborough YO11 2RN

Andrew Cowen Estate Agents are proud to present to the market this TASTEFULLY DECORATED, TWO BEDROOM FIRST FLOOR FLAT with FRONT FACING LOUNGE, THREE-PIECE BATHROOM SUITE and FITTED KITCHEN. This property would be suitable to a HOST OF BUYERS, including FIRST TIME BUYERS, and those looking for a SEASIDE HOLIDAY BOLT-HOLE to enjoy all that Scarborough has to offer.



Council Tax Band: A

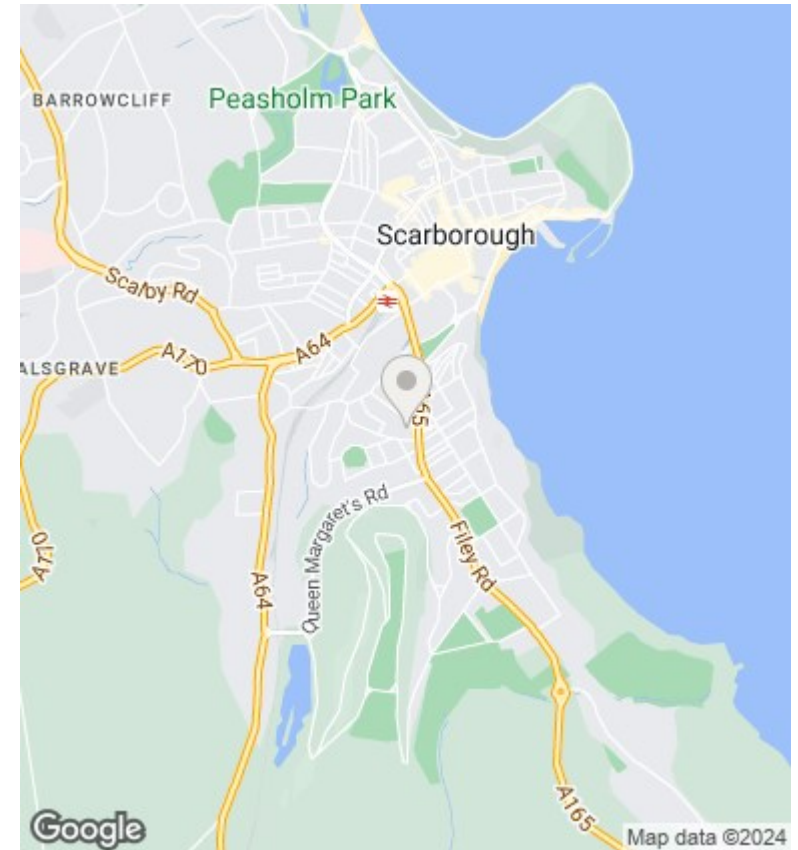
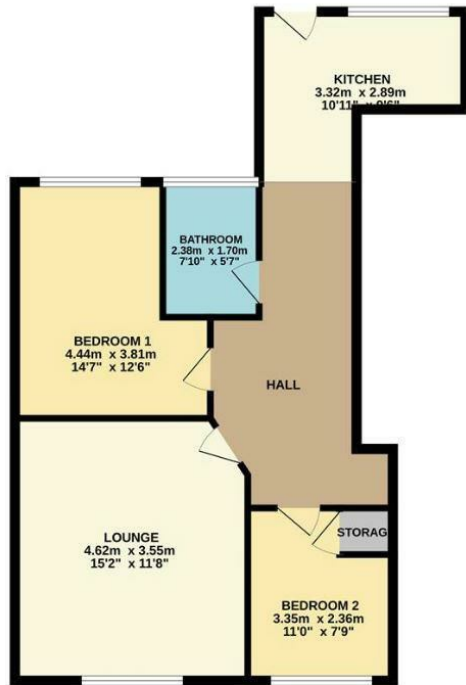


Located in an attractive, period building, this property briefly comprises of; entrance hallway providing access into the fitted kitchen with a range of base and wall units, as well as benefiting from an integrated oven, hob and extractor fan. There is a fire escape exit accessed via the back door located in the kitchen. The property boasts a neutrally decorated, front-facing lounge with feature fireplace overlooking the Crescent Communal Gardens as well as two good-sized bedrooms, one of which is complete with built in wardrobe, ideal for storage space. The property also features a three-piece bathroom suite with overhead shower.

Royal Crescent is only a short walk to the Ramshill area which has a great variety of shops with the town centre only a short distance away and the town's attractions which include: two spectacular sandy beaches, extensive twelfth century castle ruins, fishing harbour and lighthouse. There is also excellent access to public transport links such as a regular bus route and a rail service which provides a direct cross-country service to York, Manchester and Liverpool.

Viewing is highly recommended to appreciate the space, setting and presentation that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	