



Flat 6, 11 The Crescent, Scarborough, YO11 2PW

£115,000

- *SECOND FLOOR APARTMENT*
- *FITTED KITCHEN*
- *VIEWS OVERLOOKING THE CRESCENT GARDENS*
- *ONE DOUBLE BEDROOM*
- *THREE PIECE BATHROOM SUITE*
- *SOUGHT AFTER AREA*
- *SPACIOUS FRONT FACING LOUNGE*
- *ORIGINAL FEATURES AND CHARACTER*
- *IDEAL PURCHASE FOR A FIRST TIME BUYER OR INVESTOR*

11 The Crescent, Scarborough YO11 2PW

Andrew Cowen Estate Agents present to the market this ONE BEDROOM, SECOND FLOOR APARTMENT boasting BEAUTIFUL VIEWS overlooking THE CRESCENT GARDENS. The property benefits from a GOOD SIZED LOUNGE, FITTED KITCHEN and BATHROOM. This is a FANTASTIC OPPORTUNITY to live in a HISTORIC SETTING in Scarborough, perfect for a FIRST TIME BUYER or INVESTOR ALIKE.



Council Tax Band: A



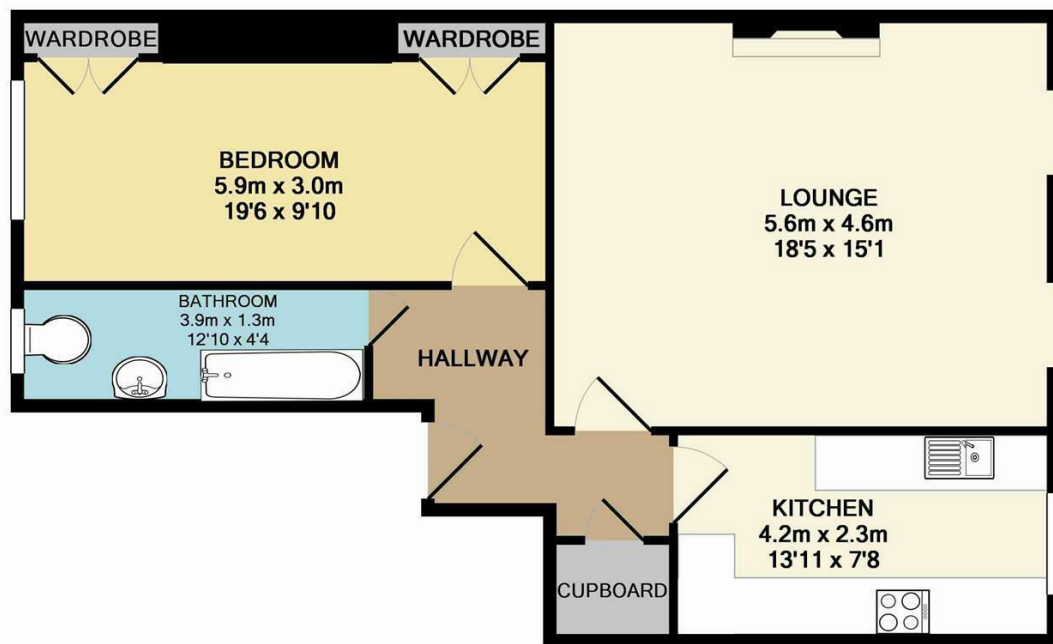
The accommodation comprises; entrance hall leading into the spacious, front facing lounge boasting feature fireplace, high ceilings and shelving. There is also a separate, fitted kitchen hosting a range of base and wall units with ample worktop space. The property offers a good-sized, double bedroom with original fireplace as well as a three-piece bathroom suite with overhead storage. This property is fully electric heating.

The property is well located on The Crescent, a sought after area of Scarborough which is situated amongst a wealth of amenities including eating and drinking establishments, retail shops and is within close proximity to Scarborough's South Bay and Town Centre Promenade.

*****PLEASE NOTE, THIS PROPERTY IS CURRENTLY TENANTED WITH THE TENANCY EXPIRING JULY 2024*****

Viewing is essential to appreciate the space, position, charm and character that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





TOTAL APPROX. FLOOR AREA 65.4 SQ.M. (704 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewings

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	