



Flat 1, 15 The Crescent, Scarborough, YO11 2PW

£210,000

- Large south facing patio area
- Sought after area
- Openreach full fibre connection available
- Secure on site automatic gated access to designated parking space
- Ground floor apartment comprising of private entrance.
- Option to Purchase Fully Furnished

15 The Crescent, Scarborough YO11 2PW

This ground floor apartment in a prime location at the southern end of The Crescent in Scarborough offers two bedrooms and private parking. It features a spacious patio area, fully furnished with high-quality amenities including a fitted kitchen and security features like CCTV and gated access. The property includes a private entrance for added privacy. Monthly maintenance covers various services, but holiday letting is not permitted.



Council Tax Band: C



Description

Presenting a ground floor apartment, this prestigious two-bedroom residence boasts a prime location at the southern end of The Crescent, nestled within Scarborough's vibrant town centre. Enjoy the convenience of off-street private parking while being just a leisurely two-minute stroll from the town centre.

This fully furnished apartment offers an option to purchase, featuring a large south-facing balustraded patio area measuring approximately 15.6m x 3.5m (51' x 11'), providing 560ft² of outdoor living space. Extensively refurbished to a high standard, it showcases high-quality carpets and laminate flooring throughout, along with a fully fitted kitchen equipped with top-notch units and integrated appliances, including a dishwasher, washer/dryer, electric hob/cooker, and fridge freezer.

For added security, the property features secure on-site automatic gated access to a designated parking space. All mains services, including internet connection (with Openreach full fibre connection available at the local intake location), are installed.

Furthermore, a unique feature of this residence is the Asgard high-security twin bike locker located to the side of the private patio area.

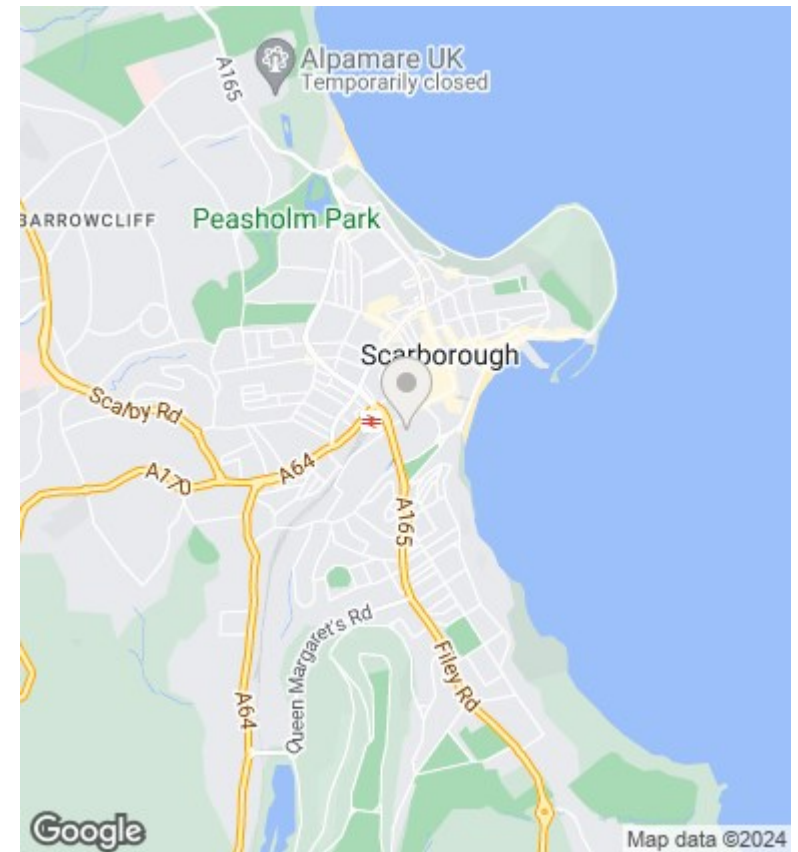
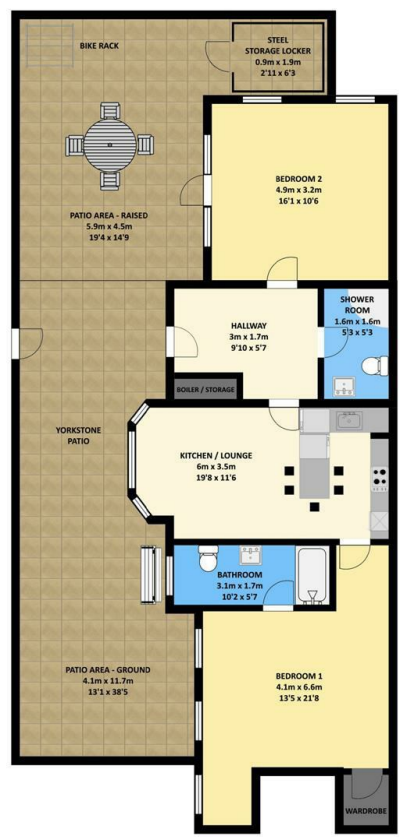
Enter through the exclusive private entrance, which lends a distinct sense of privacy and detachment to this property. The spacious layout, meticulously planned to optimise available space, ensures comfort and functionality.

Offered with Shared Freehold tenure, the leaseholder also holds an equal stake in "15 The Crescent Ltd," the company that owns the freehold. A modest monthly maintenance charge covers exterior painting, automatic gate upkeep, security lighting, lift maintenance, parking facilities, garden maintenance, window cleaning, communal area upkeep, and building insurance, ensuring hassle-free living. Please note, while long-term letting is permitted, short-term holiday letting is not allowed.









**LOOKING TO SELL?
BOOK A NO OBLIGATION VALUATION TODAY
01723 377707**

Viewings

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

Council Tax Band

C

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		
	65	73
England & Wales	EU Directive 2002/91/EC	