



Flat 5, 6 The Crescent, Scarborough, YO11 2PW

Guide Price £275,000

- **STUNNING PERIOD PROPERTY**
- **FOUR BEDROOM APARTMENT**
- **SEA AND GARDEN VIEWS**
- **SOUGHT AFTER LOCATION**
- **CHARACTERFUL FEATURES**
- **THREE BATHROOMS**
- **GAS CENTRAL HEATING**
- **FREEHOLD**

6 The Crescent, Scarborough YO11 2PW

Andrew Cowen Estate Agents are proud to present to the market this IMMACULATE FOUR BEDROOM, SECOND FLOOR DUPLEX APARTMENT in the SOUGHT AFTER AREA of THE CRESCENT, boasting BEAUTIFUL SEA AND GARDEN VIEWS. The property benefits from a GOOD-SIZED LOUNGE, FITTED KITCHEN and DINING AREA and THREE BATHROOMS. This is a FANTASTIC OPPORTUNITY to live in an HISTORIC SETTING in Scarborough, perfect for a FIRST TIME BUYER or INVESTOR ALIKE, or simply to ESCAPE TO YOUR SEASIDE BOLT HOLE.

 4  3  1  D

Council Tax Band: B



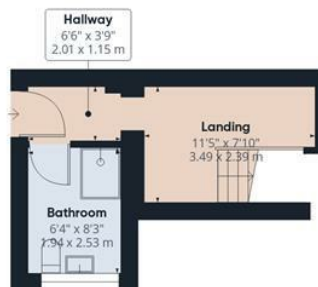
This accommodation briefly comprises, entrance hallway to a modern three-piece shower room. Stepping up to the next floor offers a bright and airy double bedroom with fantastic sea view, a spacious living room with the added feature of a gas fire with wooden mantle great for those cosy winter evenings. The kitchen/dining area overlooks The Crescent, again with sea views offers a range of Shaker style wall and base units and integrated appliances.

To the second floor is the spacious three-piece family shower room with built in storage and three good-sized double bedrooms, with the master bedroom benefitting from an en-suite with double walk-in shower.

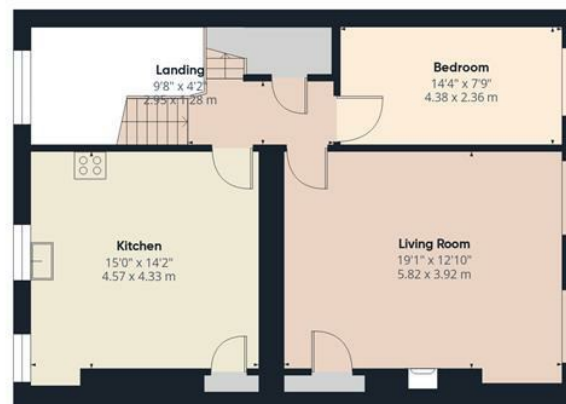
The property is well located on The Crescent, a sought-after area of Scarborough which is situated amongst a wealth of amenities including eating and drinking establishments, retail shops and is within close proximity to Scarborough's South Bay and Town Centre Promenade.

VIEWING IS ESSENTIAL to appreciate the space, position and location that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





Floor 0



Floor 0 1/2



Floor 1



Approximate total area⁽¹⁾

1459 ft²

135.4 m²

Reduced headroom

87 ft²

8.1 m²

(1) Excluding balconies and terraces

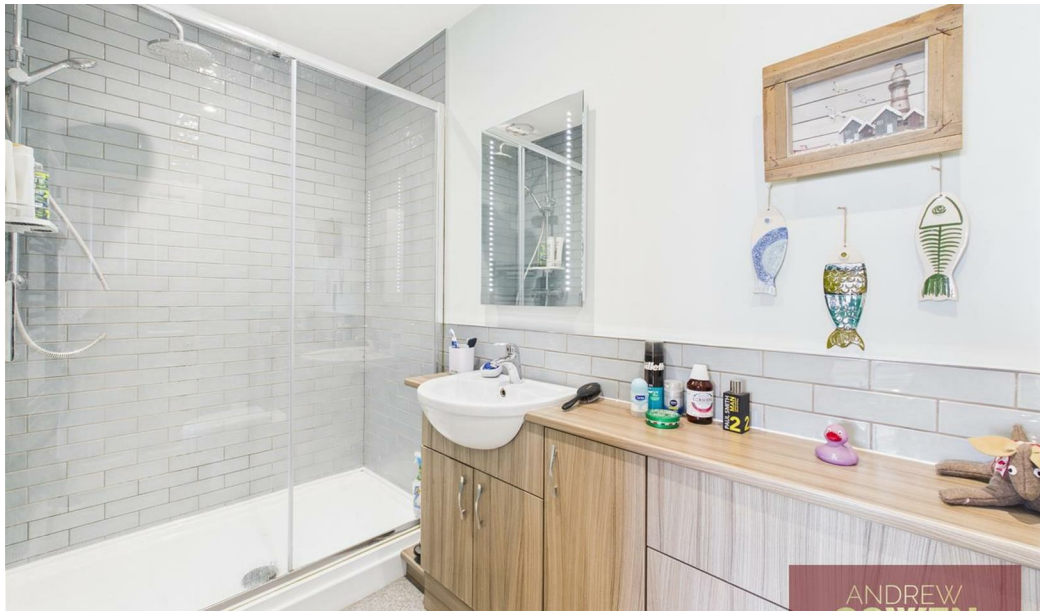
Reduced headroom

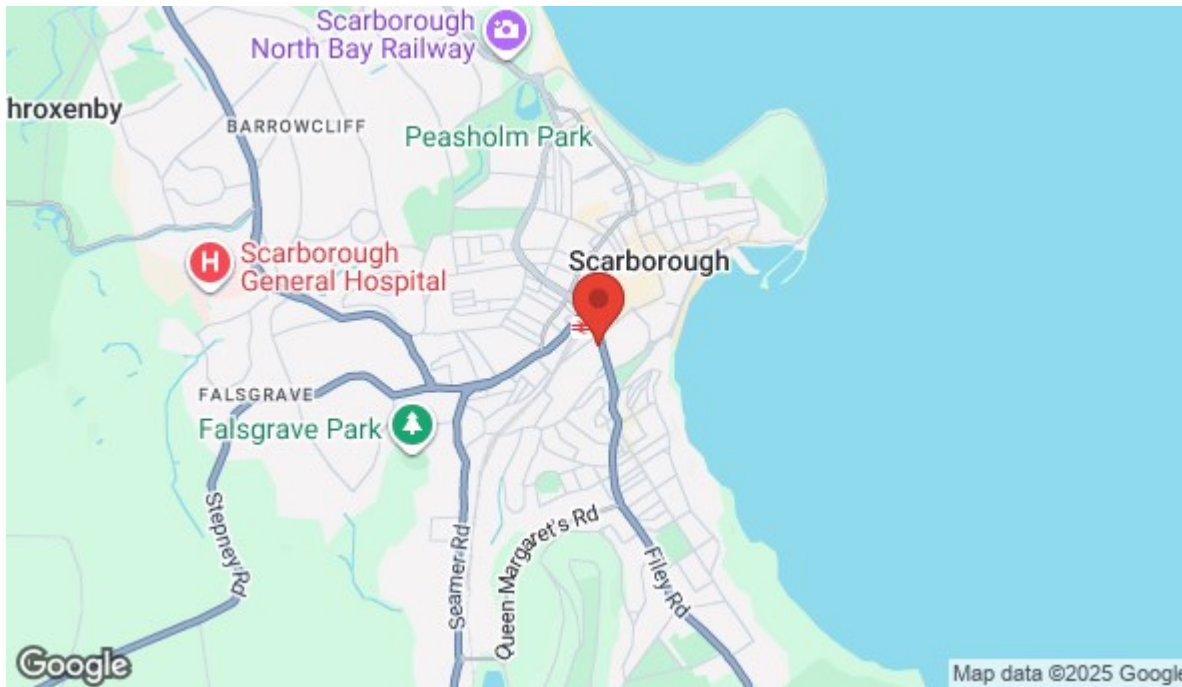
..... Below 5 ft/1.5 m


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

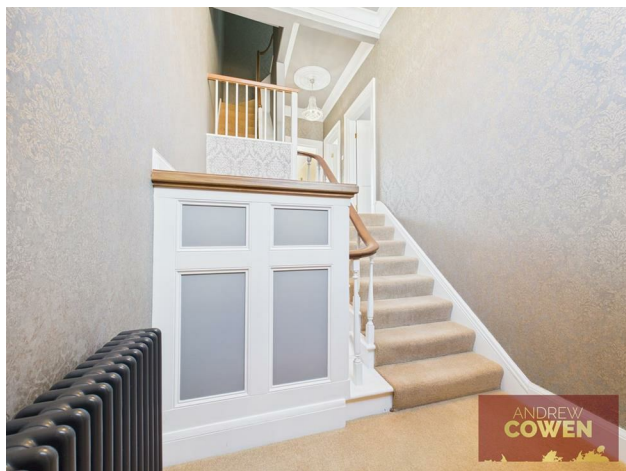
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |



Looking to Sell?

Book a no obligation valuation today!

01723 377707