



## Flat 3, 2 New Parks Crescent, Scarborough, YO12 5JZ

Guide Price £115,000

- SPACIOUS FIRST FLOOR APARTMENT
- FITTED KITCHEN/DINING
- WALKING DISTANCE TO AMENITIES
- GOOD-SIZED DOUBLE BEDROOM
- GAS CENTRAL HEATING
- GOOD TRANSPORT LINKS
- BAY WINDOW LIVING ROOM
- SEPARATE WC AND BASIN

# Flat 3, 2 New Parks Crescent, Scarborough YO12 5JZ

**Andrew Cowen Estate Agent welcomes to the market this SPACIOUS ONE BEDROOM, FIRST FLOOR APARTMENT with GAS CENTRAL HEATING, situated in the POPULAR FALSGRAVE AREA of SCARBOROUGH, close to a HOST OF LOCAL AMENITIES and PUBLIC TRANSPORT LINKS. This apartment would suit a HOST OF BUYERS, including INVESTORS and FIRST TIME BUYERS ALIKE.**



Council Tax Band: A



This property briefly comprises, entrance hall leading to a generous living room with bay window, a kitchen/diner with fitted wall and base units and integrated oven and gas hob, there is a good-sized double bedroom with storage, three piece bathroom suite and separate WC with wash basin.

Being located in the Falsgrave area the house offers excellent access to a wide range of local amenities and attractions including local shops, vets and a supermarket, Falsgrave Park and play area, 24 hour garage, Scarborough hospital plus a choice of popular junior and secondary schools as well as two colleges making this an excellent all round apartment.

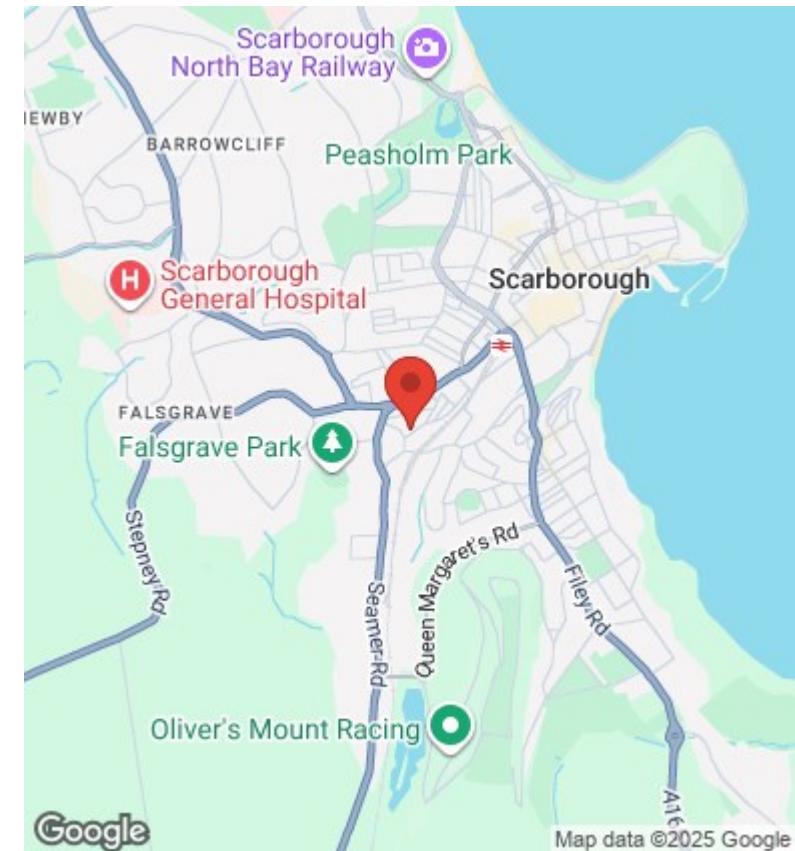
To book a viewing, please call one of our friendly sales team on 01723 377707.



GROUND FLOOR  
63.5 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA: 63.5 sq.m. (683 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## Looking to Sell?

Book a no obligation valuation today!

01723 377707



Energy Efficiency Rating	
	Current
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	
England & Wales	
EU Directive 2002/91/EC	