ANDREW COWEN

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

Offers In Excess Of £318,500

- *Exceptional duplex apartment*
- *Private parking space*
- *Elegant period building*
- *Beautiful period features*
- *Stylish kitchen*
- *Gas central heating*
- *Ground floor*
- *Private paved patio*
- *High performance gas boiler installed April 2026*

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15 The Crescent, Scarborough YO11 2PW

A substantial and beautifully presented two-bedroom duplex apartment, forming part of an impressive period building within The Crescent, Scarborough. Extending to approximately 1,356 sq.ft., the property offers exceptionally spacious accommodation arranged over two floors, combining attractive period detailing with well-appointed modern living space.

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Council Tax Band: F

The accommodation is approached through a generous entrance hallway, which immediately gives a sense of the scale and character of the property. From here, the principal accommodation includes two well-proportioned double bedrooms, a fitted bathroom and an additional WC.

A particular feature is the well-appointed kitchen and adjoining dining room. The kitchen provides an extensive range of fitted units and integrated appliances, while the dining room offers ample space for entertaining and is connected through an attractive open archway, creating a practical and sociable arrangement.

The standout feature of the property is undoubtedly the impressive first-floor living room, measuring approximately 24'6" x 17'5". This exceptional reception space benefits from high ceilings, ornate decorative cornicing and ceiling rose, a feature fireplace and three large sash-style windows which provide excellent natural light and attractive outlooks. The room's proportions and period detailing create a particularly elegant principal reception space.
Externally, the apartment has the significant advantage of a private paved patio area, providing a valuable outside seating and entertaining space which is relatively unusual for an apartment of this nature. The development is surrounded by attractive and well-maintained communal grounds, complementing the impressive period architecture and providing an appealing setting.

A further important benefit is the provision of a parking space within the grounds, adding considerable practicality to the property's central location.

Overall, this is an impressive and particularly spacious apartment which successfully combines the scale and architectural character of a period property with the convenience of apartment living. Its generous accommodation, private outside space, communal grounds and parking make it an excellent opportunity within one of Scarborough's most distinctive residential settings.

Floor 0

Floor 1

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1356 ft²

125.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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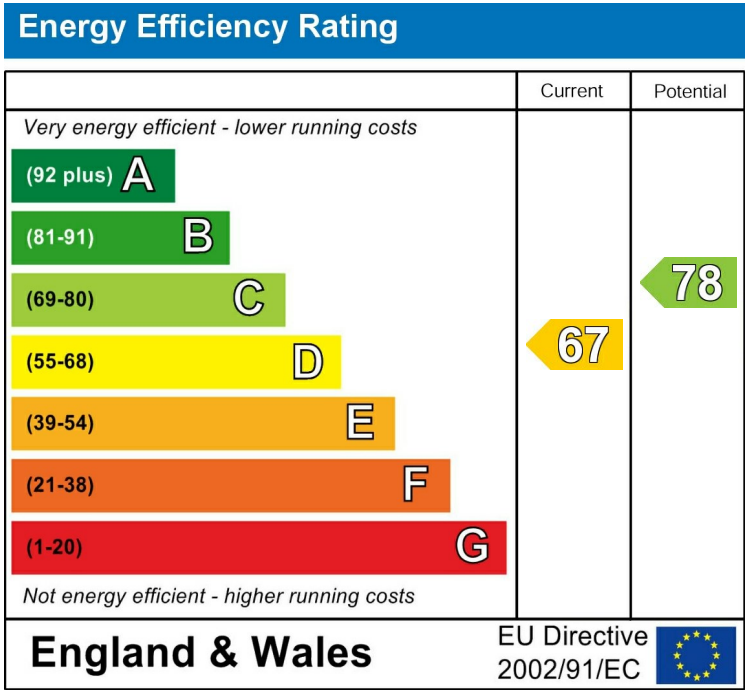

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Looking to Sell?

Book a no obligation valuation today!

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