ANDREW COWEN

# *Flat 5, 15 The Crescent, Scarborough, YO11 2PW*

## *Asking Price £300,000*

- *FIRST FLOOR SPACIOUS APARTMENT*
- *HISTORIC GEORGIAN BUILDING*
- *DESIRABLE LOCATION, CLOSE TO CLOCK TOWER*
- *TWO DOUBLE BEDROOMS*
- *OPEN PLAN LOUNGE/KITCHEN AREA*
- *PERFECT SECOND HOME OR PERMANENT RESIDENCE*
- *FULL BALCONY OVERLOOKING THE CRESCENT*
- *MODERN FOUR PIECE FAMILY BATHROOM SUITE*
- *SECURE PARKING*

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**01723 377707**

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**www.andrewcowen.com**

# 15 The Crescent, Scarborough YO11 2PW

Andrew Cowen Estate Agent are proud to present to the market this IMMACULATE, TWO BEDROOM, FIRST FLOOR APARTMENT situated on the HISTORIC, GEORGIAN CRESCENT nestled in the TOWN CENTRE. The property BOASTS OPEN PLAN LIVING and a BALCONY. This property would suit a NUMBER OF BUYERS Including those looking for a PERMANENT RESIDENCE or SECOND HOME. HIGHLY RECOMMEND

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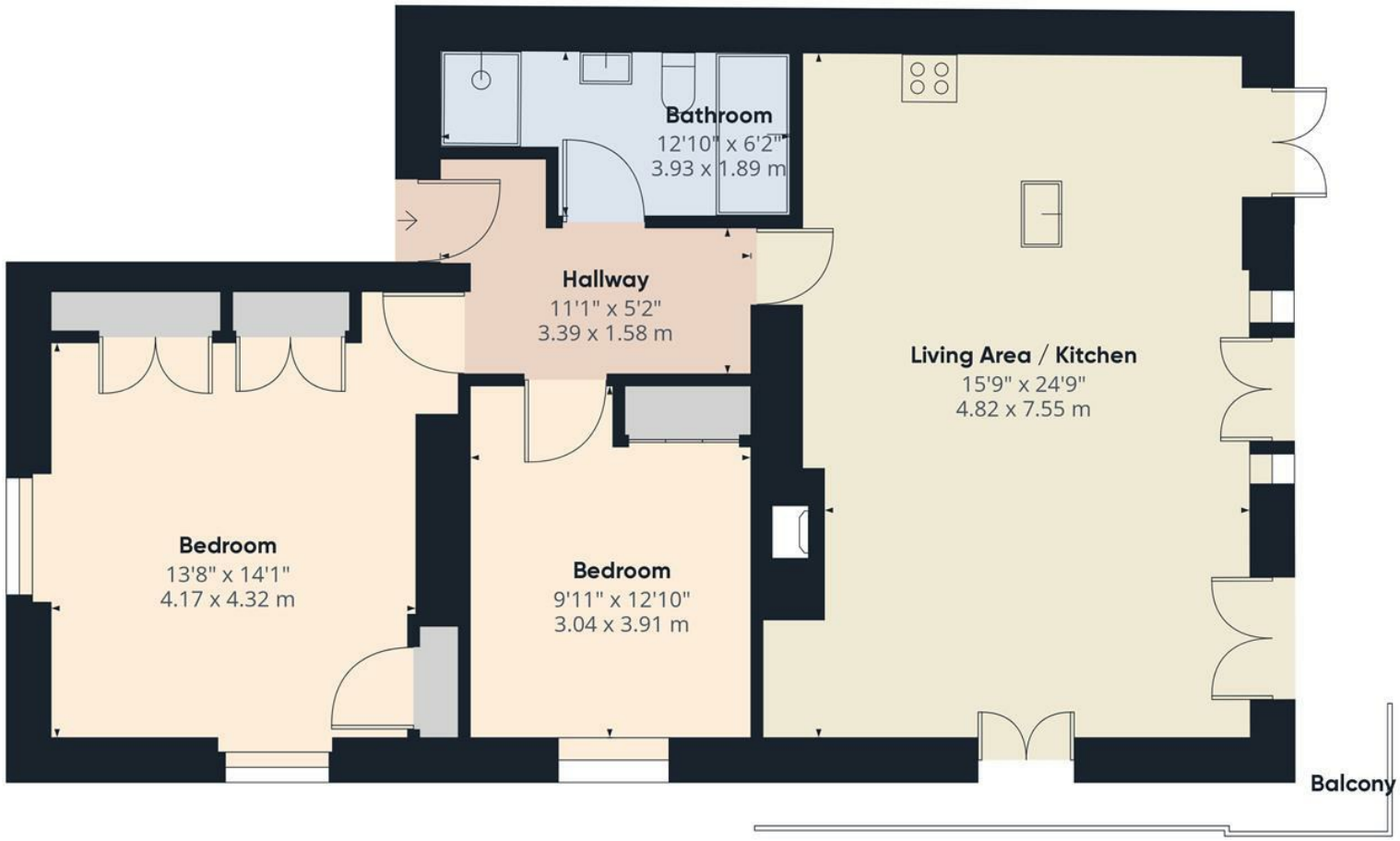
Council Tax Band: E

This accommodation briefly comprises; entrance hallway leading into the bright and airy, open plan lounge/kitchen area overlooking The Crescent, with feature insert fireplace. The kitchen offers an integrated double oven, hob, extractor fan, wine rack and fridge freezer, as well as boasting under counter down lights and a breakfast bar area. The property features two good-sized double bedrooms, with the master bedroom offering a built in wardrobe, ideal for storage space. The property also features a modern, tiled four piece family bathroom suite with double walk in shower cubicle. There is a balcony to the front overlooking The Crescent gardens, which could host a small bistro set, ideal for outdoor dining. This property also has the added benefit of gated parking.

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.

The maintenance charge is £2,050.24per annum with no ground rent payable and no holiday lets, yes to lets, pets require permission from other owners. *all matters of tenure are subject to verification and clarification of solicitors in a contract of sale.*

This property would appeal to a number of buyers, including those looking for a permanent residence or second home. Viewing is essential to appreciate the space, position and feel that this fantastic apartment has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!




Floor 2

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

**Approximate total area**(1)

919.93 ft²

85.46 m²

(1) Excluding balconies and terraces

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

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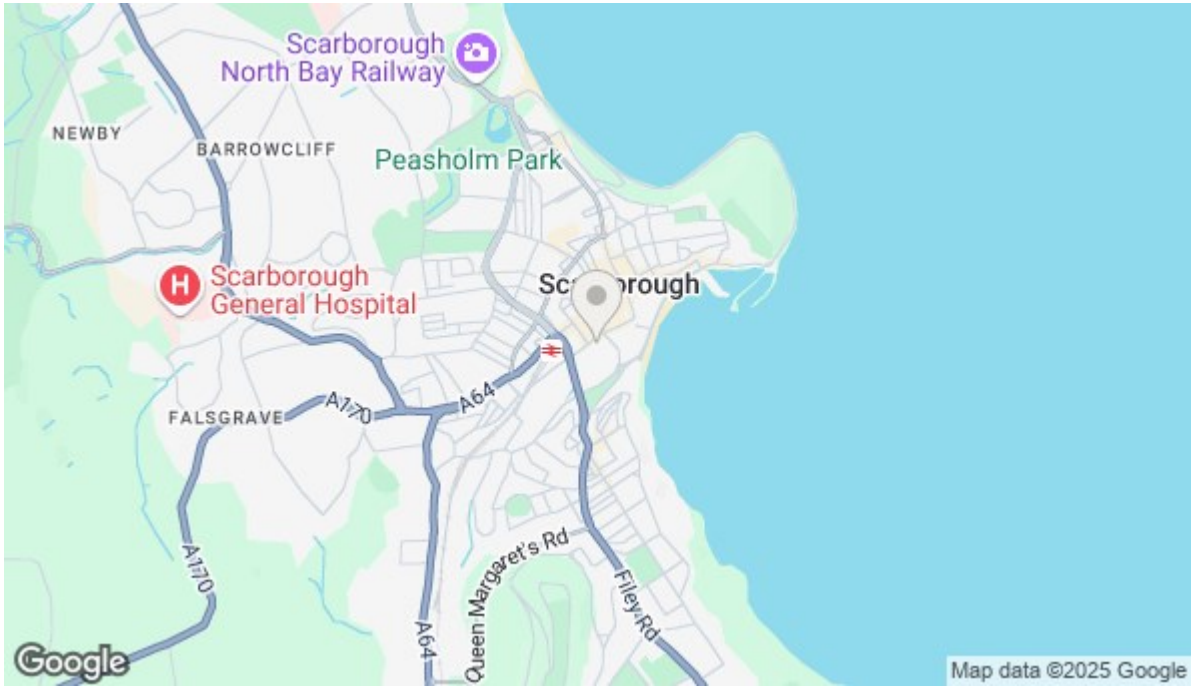


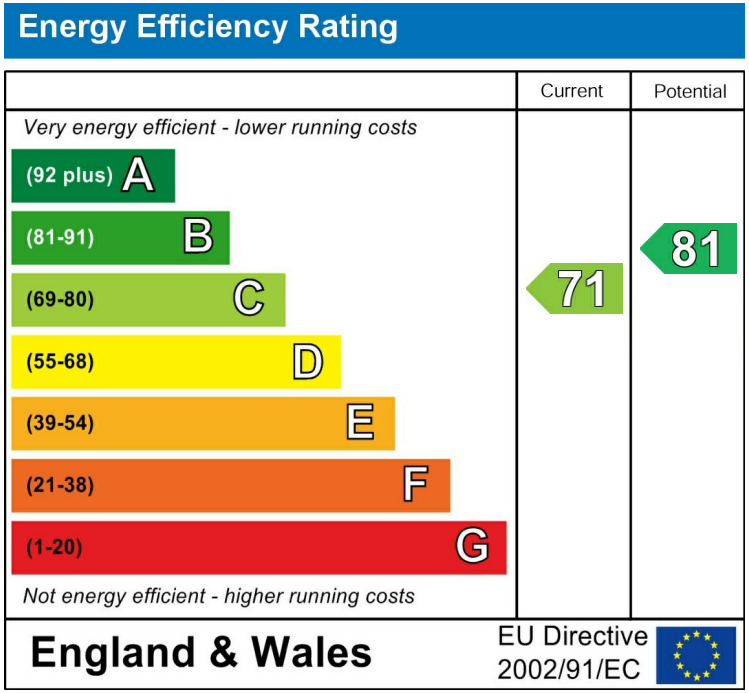


## Viewings

Call the office to make an appointment today!

**01723 377707**

SCAN ME

View our website here!

## Looking to Sell?

Book a no obligation valuation today!

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