



Homecrest House, 30 Grosvenor Crescent, Scarborough, YO11 2LF

Offers In The Region Of £35,000

- FIRST FLOOR APARTMENT
- FITTED KITCHEN
- OVER 60'S COMPLEX
- LIFT TO ALL FLOORS
- ONE DOUBLE BEDROOM
- THREE PIECE BATHROOM SUITE
- LEASEHOLD
- SPACIOUS LOUNGE
- CONVENIENTLY LOCATED ON THE SOUTH SIDE OF SCARBOROUGH
- 24 HOUR EMERGENCY CARELINE CALL SYSTEM

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Andrew Cowen Estate Agents present to the market this ONE BEDROOM, FIRST FLOOR APARTMENT for OVER 60's, situated on the SOUTH SIDE OF SCARBOROUGH, within close proximity to THE BEACH and TOWN CENTRE. The property offers a SPACIOUS LOUNGE, FITTED KITCHEN and THREE PIECE BATHROOM SUITE. This property would appeal to those LOOKING TO DOWNSIZE.



Council Tax Band: A



This accommodation comprises; entrance hallway leading into the spacious and bright lounge, as well as a fitted kitchen with a range of base and wall units. The property also offers one, good sized double bedroom and a three piece bathroom suite.

The visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the visiting Development Manager is off duty there is a 24 hour emergency Chichester Careline call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

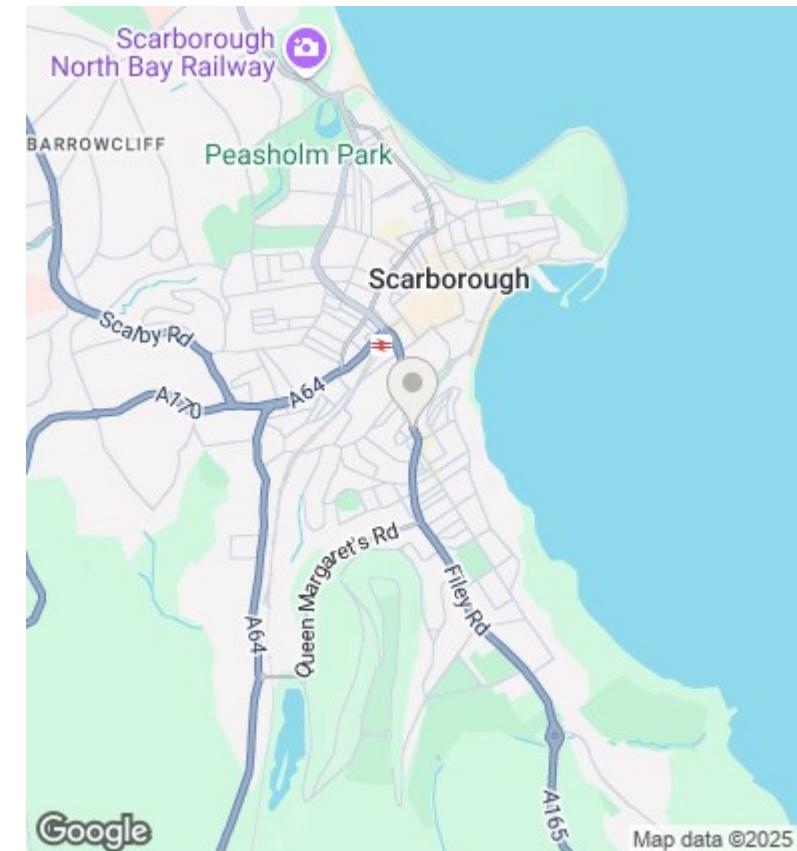
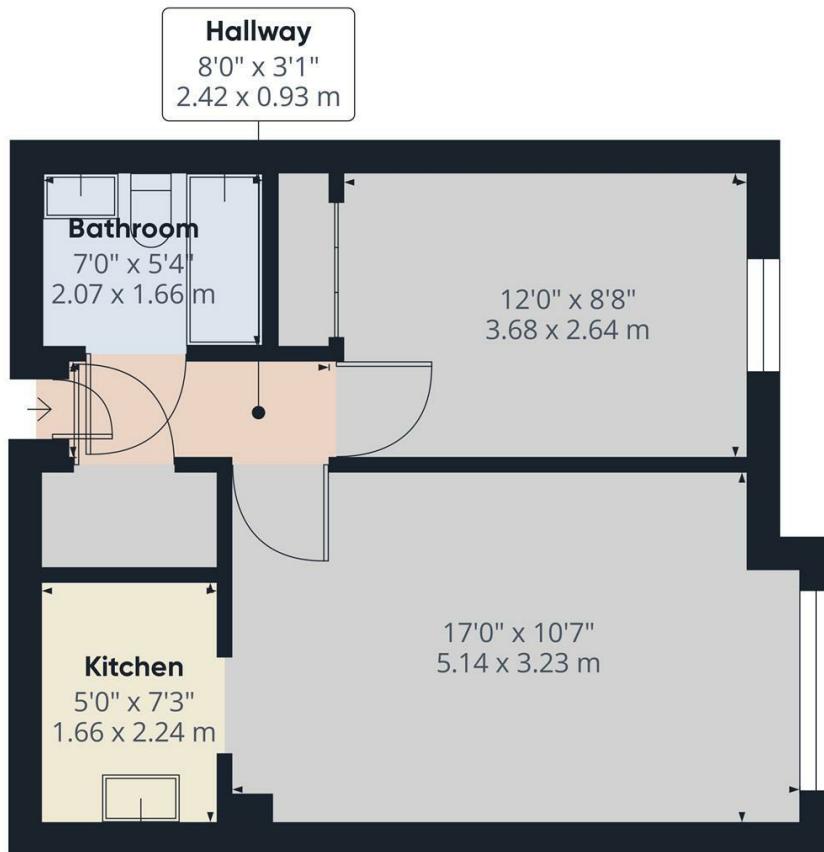
The half yearly rent with E&M is £227.59. paid twice yearly

The yearly service charge with Freemont/First Port is £1,098.90 paid twice yearly

The term of the lease started 1st September 1985 so has around 60 years left.

Viewing is essential to appreciate the space and position that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





Viewings

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

Council Tax Band A

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			
England & Wales		EU Directive 2002/91/EC	