



## Ground Floor Flat, 26. Grosvenor Crescent, Scarborough, YO11 2LJ

£895 Per Calendar Month

- FULLY REFURBISHED TO A HIGH SPEC
- SOUTHSIDE LOCATION
- EPC APPLIED FOR
- GROUND FLOOR APARTMENT
- MODERN OPEN PLAN KITCHEN/LOUNGE/DINING
- FULLY REWIRED
- SPACIOUS TWO DOUBLE BEDROOMS
- COMPLETE NEW GAS CENTRAL HEATING SYSTEM
- REAR YARD

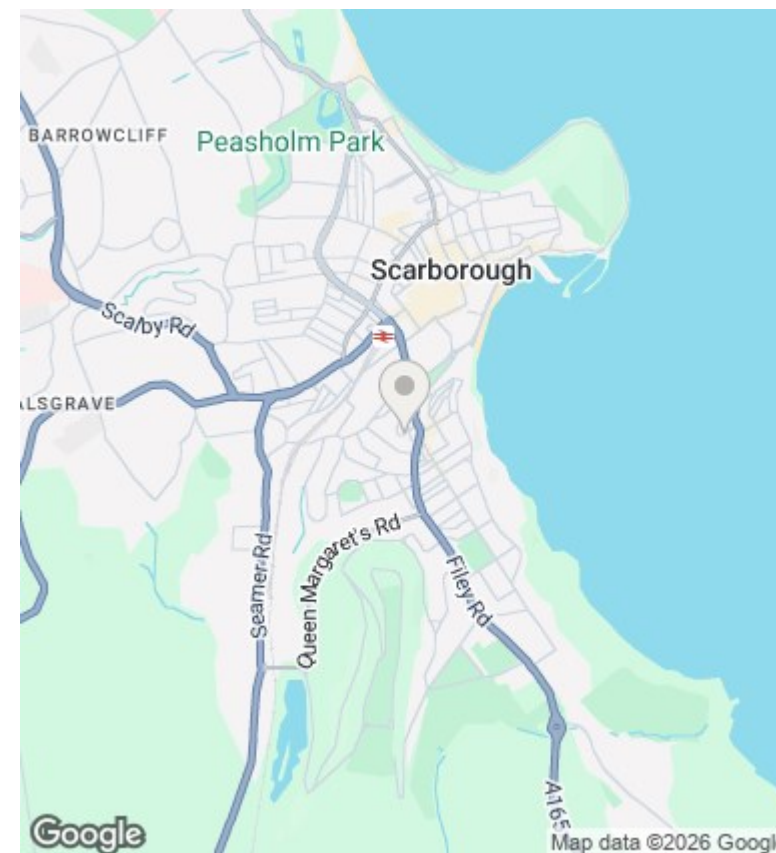


Approximate total area<sup>(1)</sup>  
888.79 ft<sup>2</sup>  
82.57 m<sup>2</sup>

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



#### Energy Efficiency Rating

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



## Viewings

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

## Council Tax Band

A

## EPC Rating: