



## Albemarle Crescent, Scarborough, YO11 1XS

This conveniently located ground floor one bedroom leasehold flat is situated in the heart of Scarborough town centre, just a short walk from local amenities, shops and excellent transport links.

The property offers an excellent opportunity for investors or those seeking a central pied-à-terre. With easy access to public transport and close proximity to the seafront, this flat is well positioned for both long term rental or holiday let potential (Please note all matters of tenure are subject to verification and clarification in a contract of sale)

Guide Price £75,000



## LIVING ROOM

4.11 x 4.95 (13'5" x 16'2")

## KITCHEN

2.43 x 2.19 (7'11" x 7'2")

## UTILITY AREA

1.87 x 2.20 (6'1" x 7'2")

## BEDROOM

3.12 x 4.29 (10'2" x 14'0")

## BATHROOM

1.58 x 2.24 (5'2" x 7'4")

## TENURE

Our vendor has informed us of the following:

- \* Leasehold with 978 years remaining
- \* Maintenance Fee £480 pa
- \* Pets are allowed
- \* AST's are allowed
- \* Holiday lets are allowed

Please note all matters of tenure are subject to verification and clarification in a contract of sale





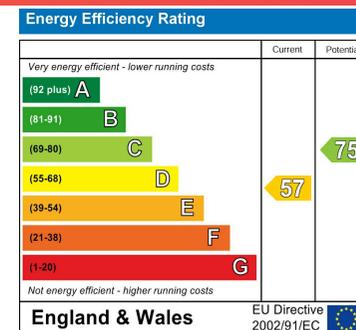


**Albemarle Crescent - 18666990**

**Council Tax Band - A**

**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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