colin ellis

Albemarle Crescent,
Scarborough, YO11 1XS

Guide Price £95,000

Centrally located, this one bedroom duplex apartment is immaculate throughout and benefits from a modern bathroom and kitchen, one large bedroom and views of Scarborough Castle. Perfectly located for shops, bars and restaurants and within easy access to the the train station and local bus network. Viewing is highly recommended. Sold with no onward chain and vacant possession.

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COMMUNAL HALLWAY

HALLWAY

BEDROOM
3.85 x 4.46 (12'7" x 14'7")

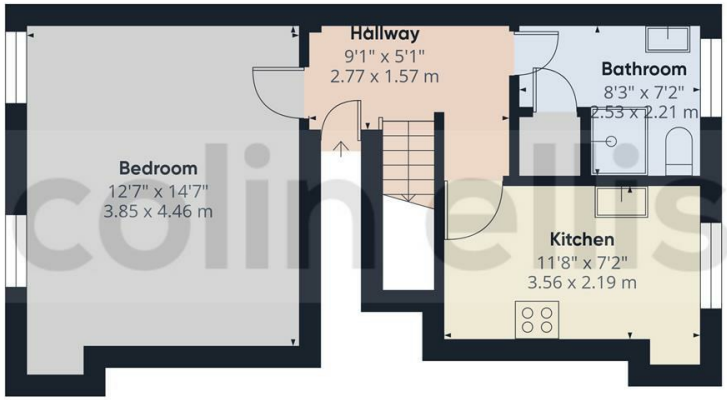
KITCHEN
3.56 x 2.19 (11'8" x 7'2")

BATHROOM
2.53 x 2.21 (8'3" x 7'3")

LIVING ROOM
5.88 x 4.30 (19'3" x 14'1")

TENURE
Our vendor has informed us of the following:
* New long term 999 year leasehold
* AST's, pets and holiday lets allowed
* Estimated maintenance charge of £800pa

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



Floor 1

Floor 2

Approximate total area(1)
663.49 ft²
61.64 m²

Reduced headroom
82.54 ft²
7.67 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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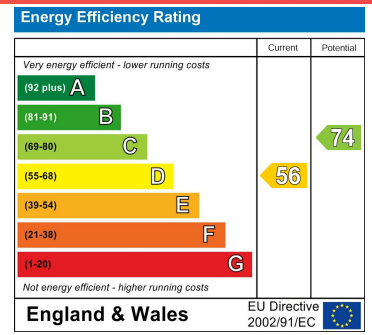
Albemarle Crescent - 18702071
Council Tax Band - A
Tenure - Leasehold

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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