



Romney Court Malvern Crescent

Scalby Road, Scarborough, YO12 5QW

Guide Price £160,000



A 2 bedroom Apartment just off Scalby Road, close to transport links to Falsgrave and the town centre and towards Scalby on the A171. In our opinion, this is a pristine property, with modern kitchen and bathroom and spacious lounge, 2 bedrooms and a porch from the kitchen leading to the rear of the property. The property has the added bonus of a single garage at the rear. We highly recommend an early viewing and urge you to call our friendly sales team on 01723 350077.



Communal Entrance

Intercom entry system. Stairs to First Floor.

Private Entrance

Hallway

Overhead lighting, coving and storage cupboard.

Lounge 17'4" x 12'1" (5.3 x 3.7)

With double glass and panel doors leading into the lounge. UPVC window overlooking the front of the property and one to the side. With overhead light, coving, radiator and wall mounted electric fire.

Kitchen 10'5" x 8'6" (3.2 x 2.6)

With range of base and drawer units, co-ordinating worktop, feature tiled splashback and ceramic sink with mixer tap. Integrated electric oven with gas hob. Space for fridge/freezer. UPVC windows overlooking the rear of the property and UPVC door giving access to the utility/porch.

Utility Porch 6'5" x 3'6" (1.98 x 1.07)

UPVC porch area leading to the rear of the property. Plumbing for automatic washing machine.

Bedroom 1 12'5" x 11'5" (3.8 x 3.5)

Reat facing UPVC window, overhead light, radiator and built in storage.

Bedroom 2 12'1" x 10'9" (3.7 x 3.3)

Front facing UPVC window, overhead lighting and radiator.

Bathroom 7'6" x 6'2" (2.3 x 1.89)

Frosted UPVC windows overlooking the rear of the property. Walk in shower cubicle with bar mixer shower and feature tiled wall.. Sink and WC. Radiator and overhead light.

Outside

Communal gardens.

Garage

Single garage accessed at the rear of the property.

Directions

What 3 Words

Credit.Many.Fend

Tenure

We have been informed by the owner that the management of the block is with GLS and yearly fees approximately £600.

Area Map

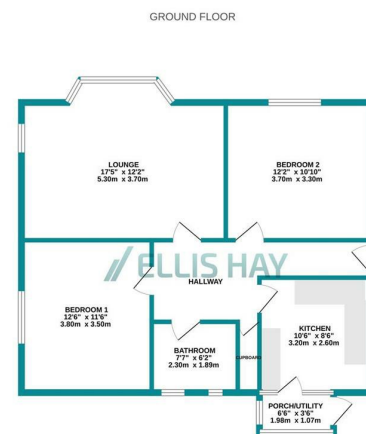


Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 74 |
| (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 | |

Council Tax Band: B

Tenure: Freehold



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