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HERE TO GET *you* THERE



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# Albemarle Crescent, Scarborough

Offers Over £110,000



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Welcome to Albemarle Crescent in Scarborough - a charming location for this delightful apartment. This property boasts two cosy bedrooms, perfect for a small family or for those who enjoy having a guest room or a home office. The single shower room is convenient and offers ample space for your daily routines.

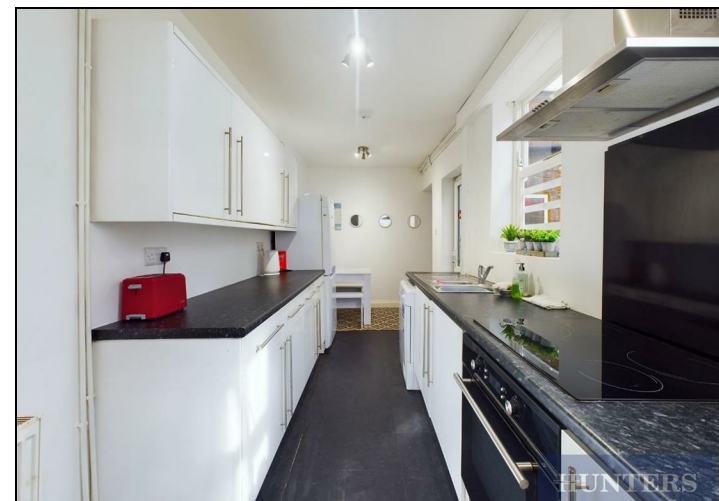
As you step into the apartment, you are greeted by a welcoming hallway leading to the reception room, ideal for entertaining guests or simply relaxing after a long day. The large kitchen with dining space is a highlight of this property, providing a perfect setting for preparing delicious meals and enjoying them with loved ones.

One of the unique features of this apartment is the sunroom, where you can bask in the natural light and enjoy a cup of tea, leading to rear courtyard and parking for the property. Whether you are a first-time buyer, a small family, or someone looking for a peaceful retreat, this apartment offers a comfortable and inviting space to call home.

Don't miss out on the opportunity to make this charming apartment in Albemarle Crescent your own. Book a viewing today and envision the possibilities that this property holds for you!

## KEY FEATURES

- Two Cosy Bedrooms
- Large Reception Room
  - Large Kitchen
- Modern Shower room
  - Sunroom
- Private Parking Space











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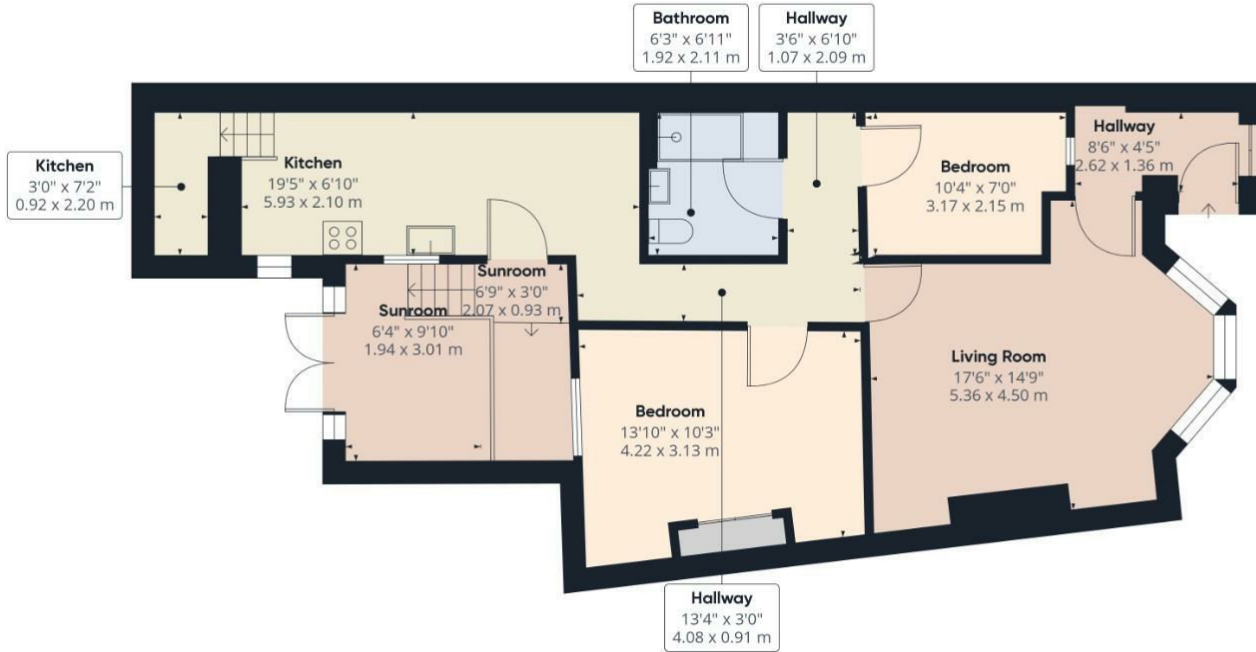


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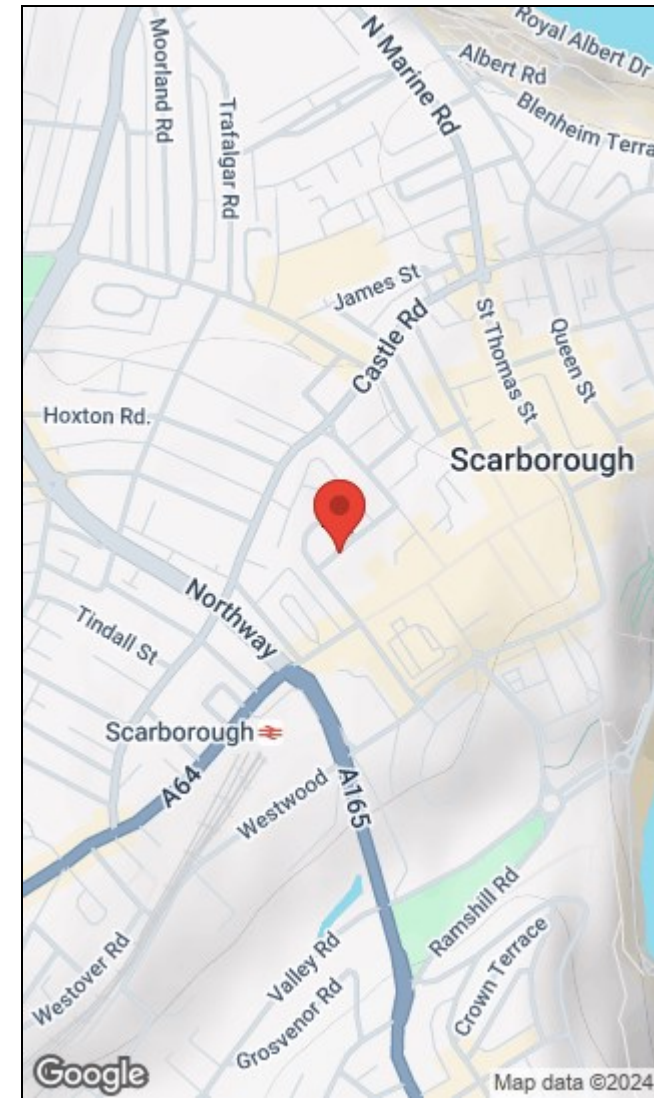
Approximate total area<sup>(1)</sup>  
844.43 ft<sup>2</sup>  
78.45 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
	79
69	

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

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

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