



HUNTERS[®]
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HUNTERS

Cromwell Parade, Scarborough

Asking Price £80,000

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Hunters are pleased to present this unique ground floor apartment offering an exceptional blend of modern style and original Victorian features, enhanced by a charming mezzanine level that adds a touch of architectural flair. Upon entering, you'll be greeted by an impressive open-plan reception room featuring high ceilings that amplify the sense of space and allow plenty of natural light to flood in through the large attractive bay window, creating a bright and welcoming atmosphere. The layout makes this area perfect for relaxation.

The centerpiece of the apartment is the contemporary staircase that gracefully connects the reception area to the mezzanine bedroom. This upper-level retreat provides a cosy, secluded space, overlooking the main living area, giving you a sense of privacy while maintaining the open feel of the home. It's an ideal spot for restful nights or even creating a personal workspace or reading nook. In addition, the apartment boasts a well-appointed kitchen with fixtures and storage, making meal preparation both easy and enjoyable. The bathroom complements the home with its contemporary design and functionality.

Situated on Cromwell Parade in Scarborough this is a charming and well-situated area, offering a blend of traditional architecture and modern conveniences. Located close to the town center and the picturesque South Bay, it provides easy access to the beach, local shops, cafes, and other amenities. The area is popular for its inviting, community feel, making it ideal for families, professionals, and retirees alike. With its proximity to Scarborough's coastal attractions and green spaces, Cromwell Parade offers a delightful mix of seaside living and urban convenience.

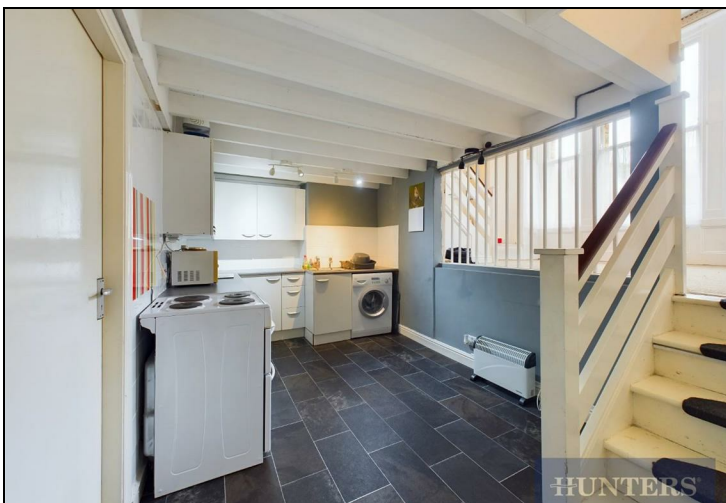
Don't miss out on the opportunity to call this apartment your home!

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
scarborough@hunters.com | www.hunters.com



KEY FEATURES

- Mezzanine Level
- One Bedroom
- One Reception Room
 - Kitchen
 - Shower Room
- NO ONWARD CHAIN
- Freehold Apartment
- Council Tax: A







Ground Floor



Floor 1



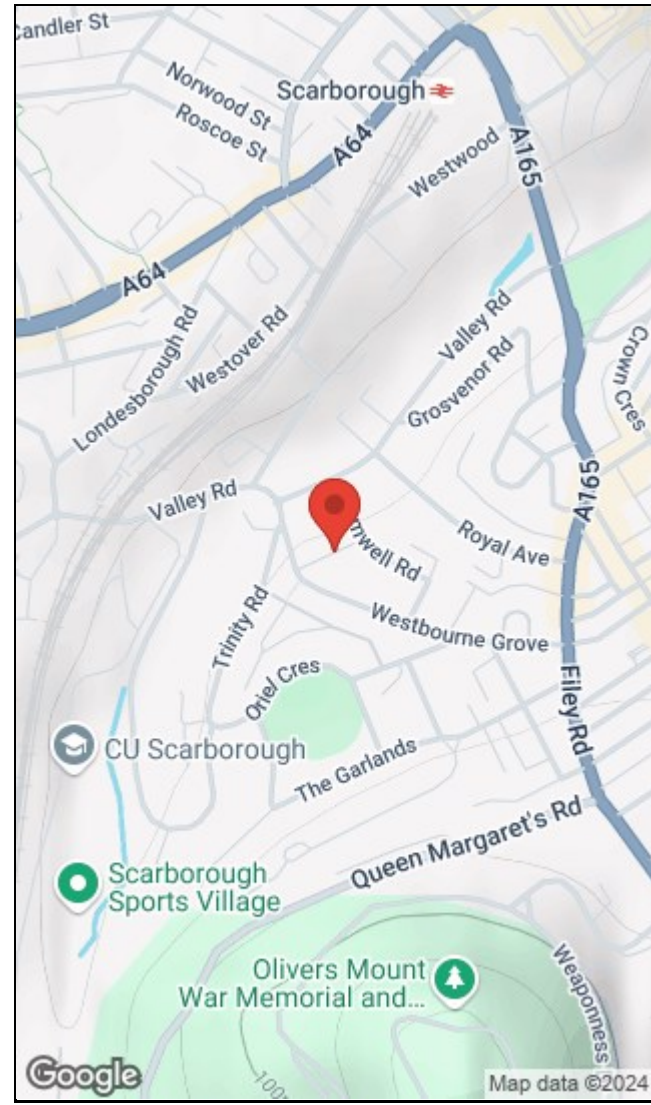
Approximate total area⁽¹⁾
 453.7 ft²
 42.15 m²

(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) A	80
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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