



# WILLOW GREEN

ESTATE AGENTS



## **2 Crossdale Court Scarborough, YO11 2XZ**

**£900 Per month**

This two bedroom ground floor purpose brick built apartment is situated in a block of two, situated in a prestigious location close to the Italian Gardens with walks to the South Bay, close to Ramshill shops and within walking distance of the Town. The property benefits from its own private entrances, gas central heating, double glazing, communal garden, use of a garage and comprises a lounge, kitchen, two bedrooms master ensuite and bathroom.

Children considered, Sorry no Pets and No Smoking  
EPC rating C  
Council Tax band C

\* IMMACULATE TWO BEDROOM GROUND FLOOR APARTMENT, WITH MASTER BEDROOM EN SUITE.  
GARAGE AND OFF STREET PARKING \*

RENT £900PCM. BOND £900. UNFURNISHED.

### Entrance Hall

UPVC double glazed door to the side aspect, radiator, power points, storage cupboard housing the fuse box, power points and light.

### Lounge

19'8" x 15'8" (6.00m x 4.80m)

UPVC double glazed window to the front aspect and Juliet balcony, TV point, storage cupboard, radiator and power points.

### Kitchen/Diner

20'8" x 9'10" (6.30 x 3.00)

UPVC double glazed windows to the rear and side aspects, range of high gloss wall and base units with zinc worksurface, Belfast sink, integrated electric double oven with four ring induction hob, extractor hood, space for washing machine, space for fridge freezer, radiator and power points.

### Bedroom One

14'5" x 10'9" (4.40 x 3.30)

UPVC double glazed window to the front aspect, radiator and power points.

### En Suite

Modern white three piece bathroom suite comprising of low flush WC, vanity wash hand basin, walk in level double shower, extractor fan, shaver point, chrome heated towel rail.

### Bedroom Two

10'11" x 9'10" (3.35 x 3.00)

UPVC double glazed window to the front aspect, radiator and power points.

### Bathroom

Modern white three piece suite comprising of low flush WC, Vanity wash hand basin, level walk in double shower, extractor fan, shaver point and chrome heated towel rail.

### Garage

20'8" x 15'3" (6.30 x 4.65)

Integrated larger than average brick built garage with electric roller door, housing the gas combi boiler, power points and light. Opening leading to the store area

### Store

10'4" x 9'4" (3.15 x 2.85)

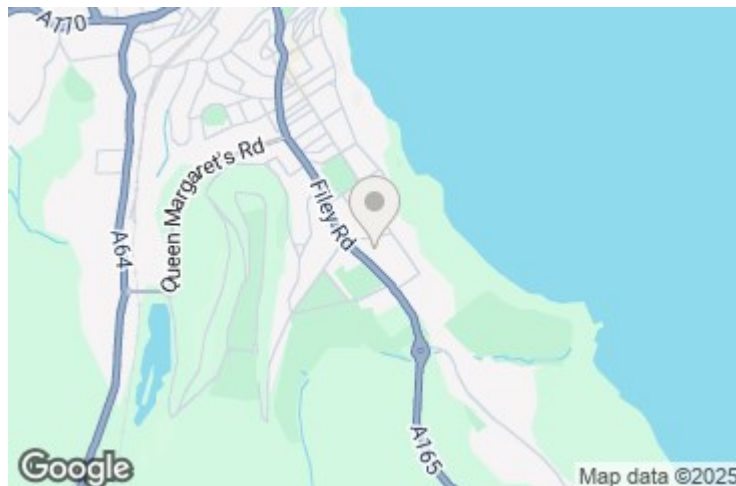
Brick built off the the garage with power points and light.

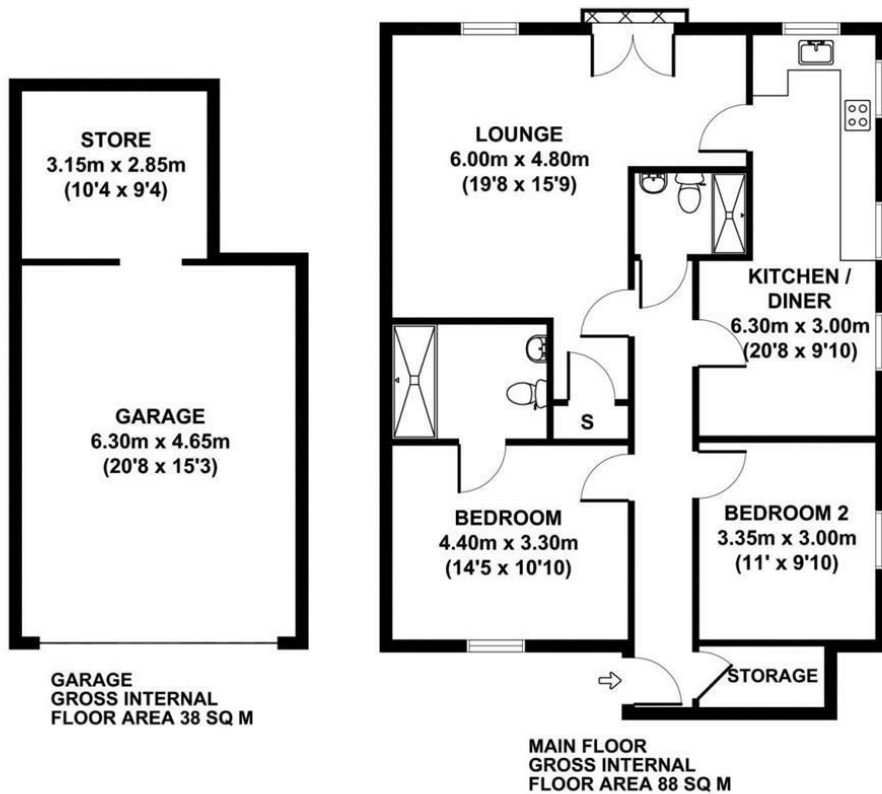
### Communal Gardens

Communal gardens to the rear, laid to lawn with mature hedge borders.

### Off Street Parking

Off street parking to the rear giving access to the rear garage and communal gardens.

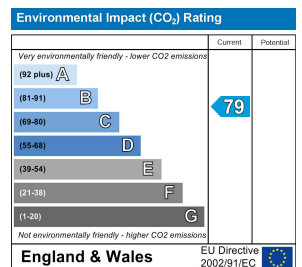
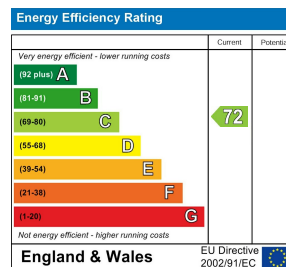
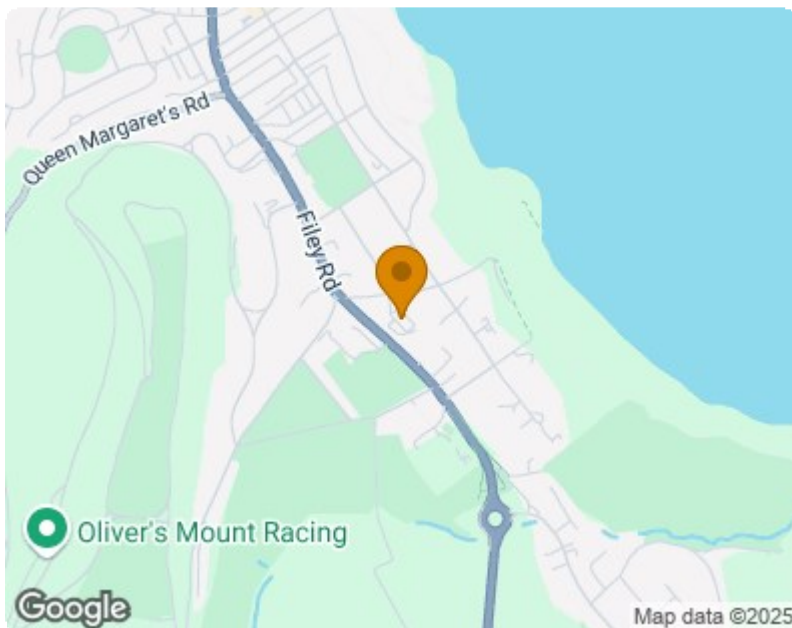




#### CROSSDALE COURT

**APPROX. GROSS INTERNAL FLOOR AREA 126 SQ M / 1356 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



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