

Esplanade Crescent, Scarborough

Guide Price £235,000



**SMART THREE BEDROOM FIRST FLOOR APARTMENT~~ESPLANADE
CRESCENT~~SEA VIEWS + BALCONY WITH SEA VIEWS~~LARGE LOUNGE
DINER~~LARGE BREAKFAST KITCHEN~~EXTRA LARGE
BATHROOM+LAUNDRY~~CENTRAL
HEATING~~GARDENS~~MAINTENANCE AGREEMENT~~NO ONWARD
CHAIN.**

Communal Entrance Hall

Communal Entrance Hall for the three flats, stairs to the first floor landing.

Entrance Hall

Telephone entry system, radiator, power points, storage cupboard housing the combi boiler.

Lounge / Dining Room

Bay window to the side aspect, feature fireplace with gas coal effect fire, TV point, radiator and power points.

Kitchen/Breakfast Room 4.45m x 3.30m - 14'7" x 10'10"

Window to the rear aspect, range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven with, four ring hob, extractor hood, space for dishwasher, space for fridge freezer, power points.

Bathroom

Window to the side aspect, white three piece suite comprising of low flush WC, wash hand basin, P shaped bath with shower over, plumbing for washing machine, radiators.

Bedroom 3.70m x 2.70m - 12'2" x 8'10"

Window to the side aspect, fitted wardrobes, radiator, power points wood flooring.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Bedroom 4.75m x 4.00m - 15'7" x 13'1"

Bay widow to the front aspect with sea views, radiator, power points, wooden flooring.

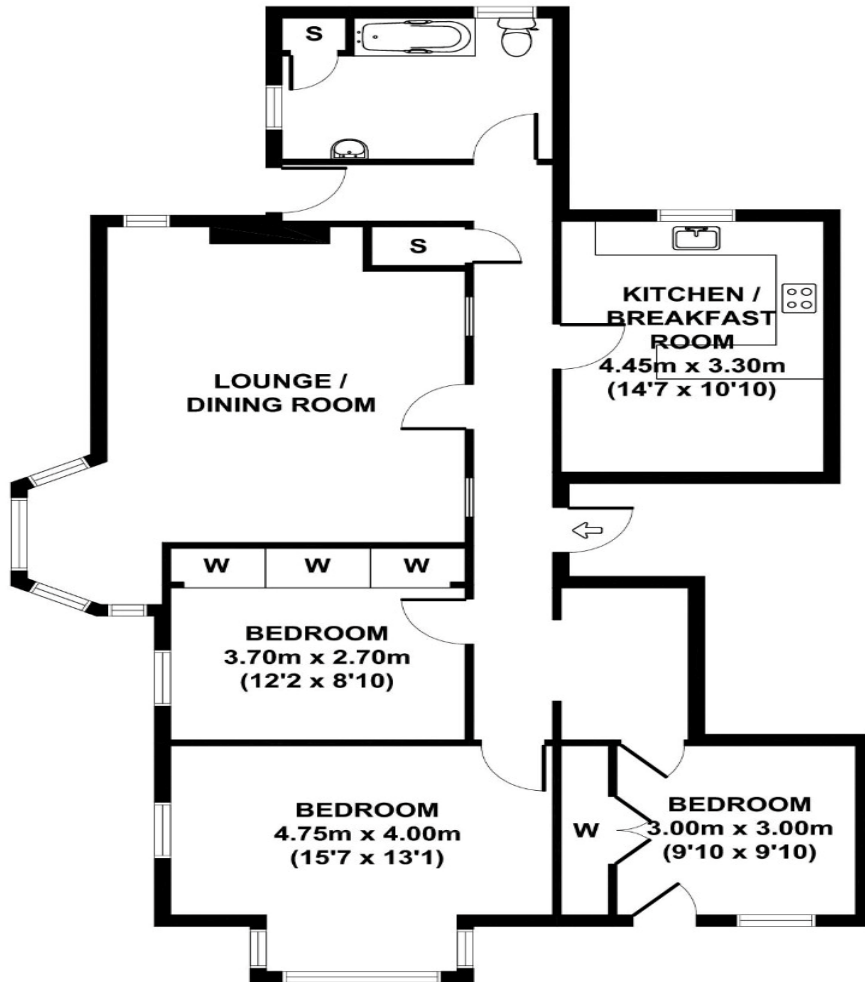
Bedroom 3.00m x 3.00m - 9'10" x 9'10"

Window and door to the front aspect, leading to the balcony with sea views, radiator, power points, wooden flooring.

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Floor Plan



ESPLANADE CRESCENT 8

APPROX. GROSS INTERNAL FLOOR AREA 112 SQ M / 1206 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