



colin ellis

Royal Crescent, Scarborough, YO11 2RN

** REDUCED FOR A QUICK SALE **

Situated in one of Scarborough's historical Crescents TOP FLOOR APARTMENT features a MODERN KITCHEN with built in appliances, MODERN BATHROOM, a ROOF TERRACE and is offered with NO ONWARD CHAIN. The property is located on Scarborough's SOUTH CLIFF close to Ramshill with shops, bars and restaurants close by. Viewing is highly recommended to appreciate the apartment.

Guide Price £165,000



ENTRANCE HALL

Entrance door leading to stairs to hallway with storage cupboard, ceiling light and loft access.

LIVING ROOM

4.60m x 3.10m (15'1" x 10'2")

Living room with uPVC double glazed window with views over the Crescent, electric fire, ceiling light, power sockets with USB and door to hallway.

KITCHEN

4.20m x 2.00m (13'9" x 6'6")

Fully fitted modern kitchen in a matte grey and marble effect worktops with integrated fridge freezer, dishwasher, double oven, hob and extractor, ceiling light, stainless steel sink, uPVC double glazed window and door leading to roof terrace, part tiled walls, electric wall heater and door to hallway.

BEDROOM ONE

4.20m x 3.90m (13'9" x 12'9")

Large double bedroom with two uPVC double glazed windows with panoramic views over Scarborough, ceiling light, power sockets, electric wall heater and door to hallway.

BEDROOM TWO

3.10m x 2.20m (10'2" x 7'2")

Second bedroom with uPVC double glazed window overlooking the Crescent, ceiling light, power sockets, electric wall heater and door to hallway.



BATHROOM

2.70m x 1.50m (8'10" x 4'11")

Modern bathroom with walk in shower with dual shower head, hand basin with storage drawers, WC, part tiled walls, towel warmer/radiator, downlights, uPVC double glazed frosted window and door to landing.

OUTSIDE

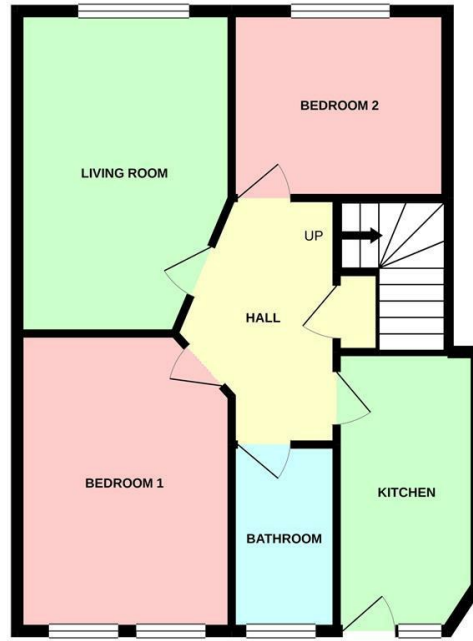
Roof terrace with panoramic views over Scarborough, perfect for al fresco dining.

TENURE

Our vendors have informed us of the following:
Leasehold with maintenance agreement in place
£843.75 pa
Pets - Yes
AST's - Yes



TOP FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Floorplan 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Royal Crescent - 18574244
Council Tax Band - A
Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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