



## *Flat 1, 21. Grosvenor Crescent, Scarborough, YO11 2LJ*

*Offers Over £100,000*

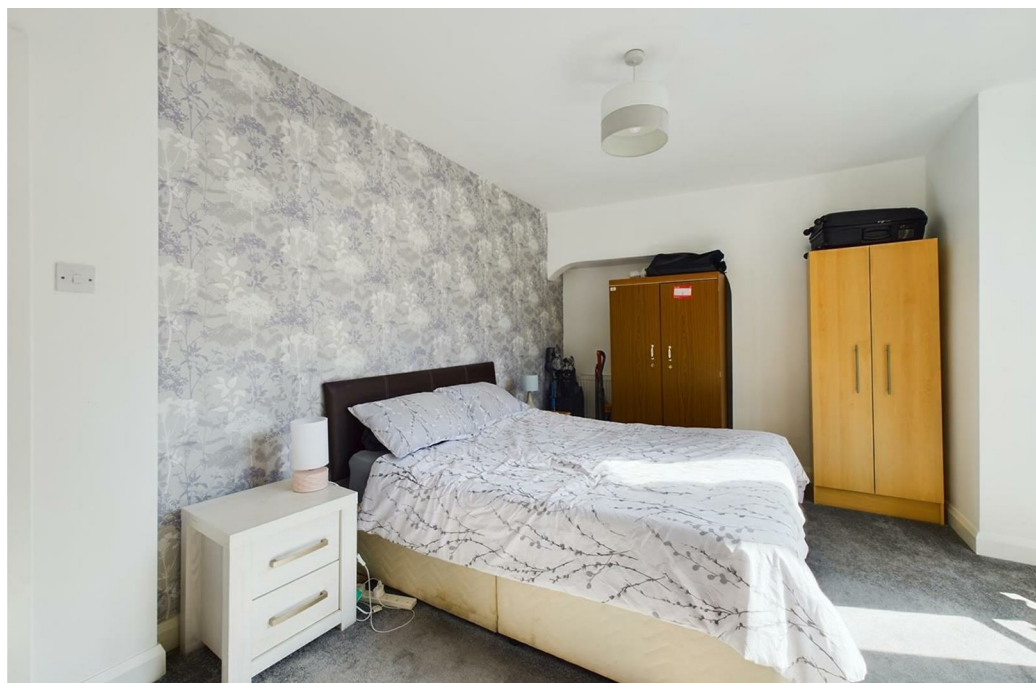
- *GROUND FLOOR APARTMENT*
- *MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES*
- *CLOSE TO THE SOUTH BAY BEACH AND TOWN CENTRE*
- *ONE DOUBLE BEDROOM*
- *SHOWER ROOM*
- *GAS CENTRAL HEATING*
- *FRONT FACING BAY WINDOW LOUNGE*
- *POPULAR SOUTH SIDE LOCATION*
- *IDEAL FIRST TIME BUY OR INVESTMENT*

## 21. Grosvenor Crescent, YO11 2LJ

**Andrew Cowen Estate Agents welcome to the market this ONE BEDROOM, GROUND FLOOR APARTMENT situated on the SOUTH SIDE of SCARBOROUGH, close to the SOUTH BAY BEACH and TOWN CENTRE. This property boasts a FRONT FACING, BAY WINDOW LOUNGE, MODERN FITTED KITCHEN and SHOWER ROOM which would benefit a HOST OF BUYERS, including FIRST TIME BUYERS and INVESTORS.**



Council Tax Band: A



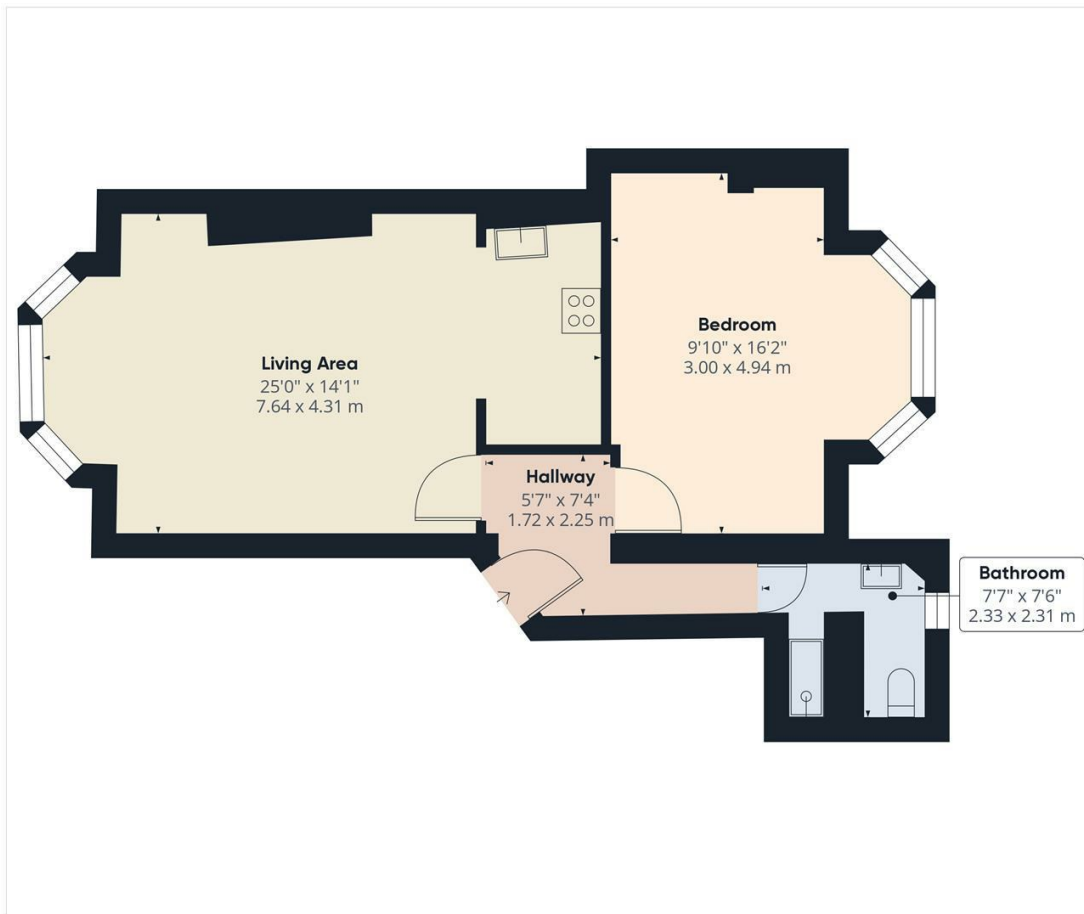


*This accomodation comprises briefly; entrance hall providing access into the open plan lounge/kitchen area with a front facing, bay window lounge which allows plenty of natural light to flood through. The kitchen offers a modern, hi-gloss fitted kitchen with an integrated oven/hob. There is a good sized double bedroom with large bay window, plus a three piece shower room.*

*The property is located within proximity to SCARBOROUGH'S SOUTH BAY BEACH and the ESPLANADE. A much sought after area within Scarborough where a wealth of amenities lay at hand. These include, eateries, a Post Office, local shops, chemists and more. Also within proximity lies Scarborough Town Centre where the main promenade is located.*

*\*\*We are informed that this property is Leasehold with a Share in the Freehold, 999 years with a maintenance charge of £750.00 per annum. Holiday lets, pets and short-hold assured tenancies are permitted. (Please*



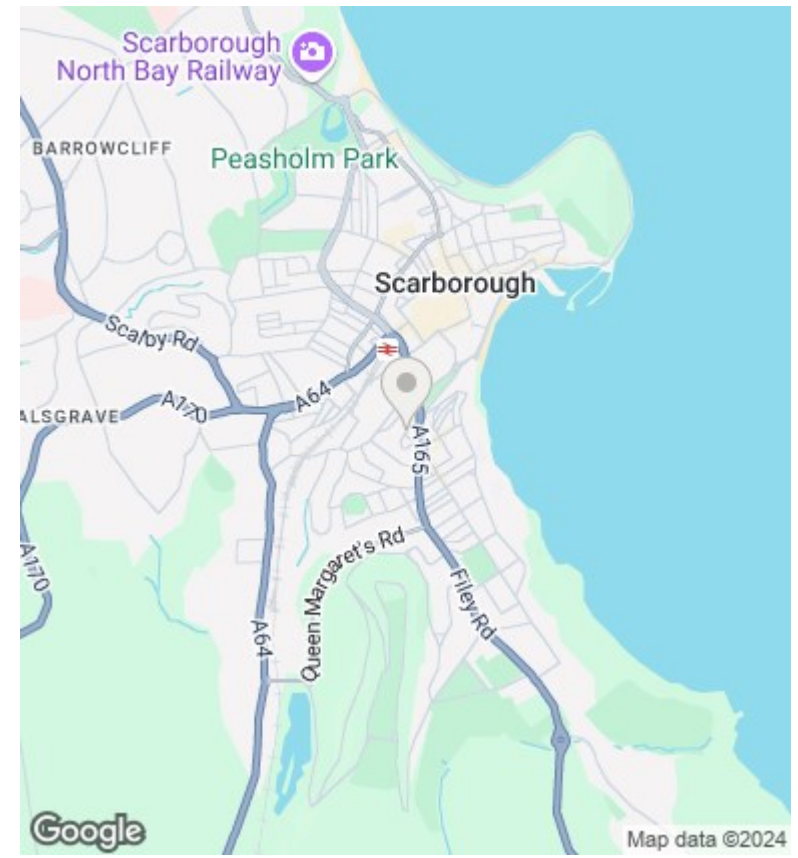


Approximate total area<sup>1)</sup>  
 600.09 ft<sup>2</sup>  
 55.75 m<sup>2</sup>

(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.

GIRAFFE360



### Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

Council Tax Band A

### Energy Efficiency Rating

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