



Flat 3, 2 New Parks Crescent, Scarborough, YO12 5JZ

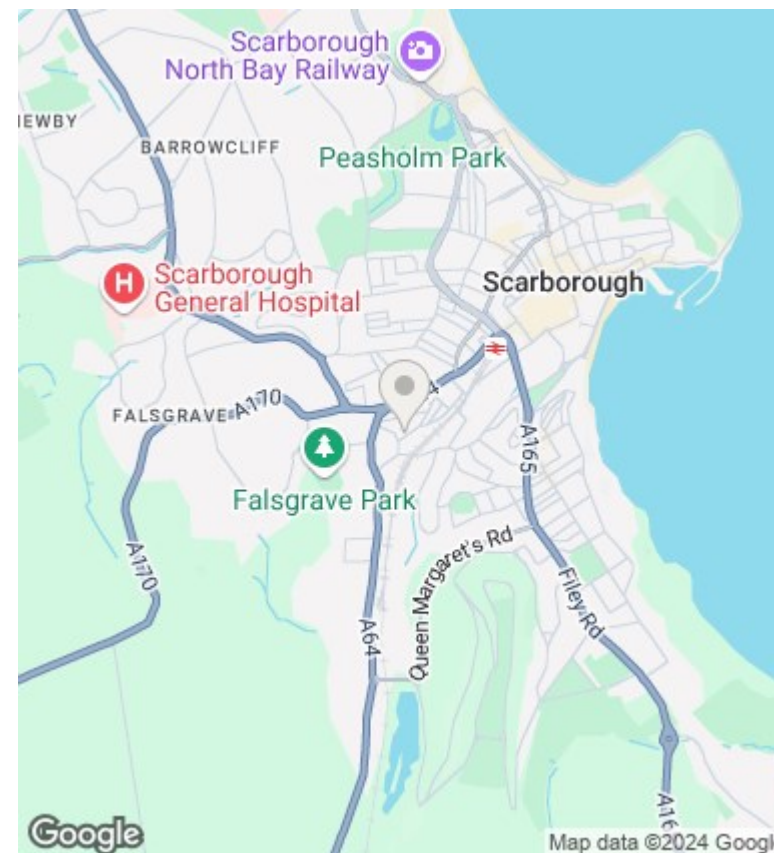
£495 PCM

- FIRST FLOOR APARTMENT
- LARGE LOUNGE
- GAS CENTRAL HEATING
- 1 DOUBLE BEDROOM
- FITTED KITCHEN
- FURNISHED
- BATHROOM WITH SHOWER
- EPC RATING D
- WALKING DISTANCE TO ALL AMENITIES

GROUND FLOOR
63.5 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA: 63.5 sq.m. (683 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewings

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

Council Tax Band

A

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 77 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |