



## ***Flat 3, 15 The Crescent, Scarborough, YO11 2PW***

**Offers Over £185,000**

- **FIRST FLOOR LUXURY APARTMENT**
- **INTEGRATED KITCHEN APPLIANCES**
- **POPULAR RESIDENTIAL LOCATION CLOSE TO THE TOWN CENTRE AND BOTH BAYS**
- **TWO BEDROOMS - BOTH WITH VIEWS**
- **CONTEMPORARY FOUR PIECE BATHROOM SUITE**
- **PERFECT SECOND HOME OR PERMANENT RESIDENCE BY THE SEA**
- **OPEN PLAN LIVING WITH LARGE BAY WINDOW**
- **DESIGNATED PRIVATE SECURE PARKING**
- **NO ONWARD CHAIN**

# 15 The Crescent, Scarborough YO11 2PW

*Andrew Cowen Estate Agent proudly present to the market this IMMACULATEDLY PRESENTED, TWO BEDROOM, MODERN FIRST FLOOR APARTMENT boasting OPEN PLAN LIVING, GREAT OPEN SOUTH AND WEST ASPECT VIEWS, PRIVATE PARKING and a PASSENGER LIFT. This property is ideally situated close to SCARBOROUGH TOWN CENTRE and BOTH BAYS, making this the perfect SEASIDE HOME or PERMANENT RESIDENCE alike. THIS IS A VERY SMART FLAT.*



Council Tax Band: D



*This accommodation comprises in brief; entrance hallway providing access into the spacious, open plan living space with large bay window overlooking The Crescent and feature, electric wall mounted fire. There is a modern, fitted kitchen with a range of hi-gloss base and wall units, as well as an abundance of integrated appliances. The property boasts two, good sized bedrooms, with one of the bedrooms offering fitted, mirrored wardrobes, supplying plenty of storage facilities. There is also a contemporary, four piece bathroom suite with stand alone walk in shower cubicle. Externally, this property offers private, designated parking to the rear*

*The property is well located on The Crescent, a sought after area of Scarborough which is situated amongst a wealth of amenities including eating and drinking establishments, retail shops and is within close proximity to Scarborough's South Bay and Town Centre Promenade.*

*Viewing is essential to appreciate the space, position and feel that this fantastic apartment has to offer. Please call our friendly Sales Team on 01723 377707 to*









ANDREW  
**COWEN**  
SALES - LETTINGS - MANAGEMENT

# Looking to Sell?

Book a no obligation valuation today!

**01723 377707**

## Viewings

Call the office to make  
an appointment today!

**01723 377707**



*View our website here!*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
England & Wales		70	80
EU Directive 2002/91/EC			

