



Flat 1, 3 Royal Crescent Lane, Scarborough, YO11 2RL

Guide Price £125,000

- Unique top floor duplex apartment with private entrance
- One bedroom
- Ideal main residence, second home, or investment
- Modern yet quirky interior with exposed beams
- Highly sought-after location close to amenities of Ramshill
- Bright, well-appointed modern shaker style kitchen
- Easy access to South Cliff amenities and coastline

3 Royal Crescent Lane, Scarborough YO11 2RL

A standout one bedroom maisonette combining modern style with quirky character, featuring a striking beamed living space and a superb private roof terrace, perfectly positioned close to Ramshill and the amenities of Scarborough's South Cliff.



Council Tax Band: A



Internally, the property reveals a well-presented and thoughtfully arranged interior, ready for immediate occupation. The kitchen is bright and inviting, fitted in a modern shaker style with ample storage and workspace, while a striking run of large windows floods the space with natural light and provides an open outlook across the surrounding area.

The apartment's standout feature is undoubtedly the impressive top floor living space, where modern styling meets character charm. Featuring exposed beams, feature brickwork, and a cosy stove, this room offers a warm and inviting atmosphere, further enhanced by a vaulted ceiling and skylights. The overall feel is both contemporary and quirky, creating a space that is perfect for relaxing or entertaining.

From here, doors open directly onto a substantial private roof terrace, a great addition allowing outside access. This fantastic outdoor space provides ample room for seating and dining, while enjoying elevated views across the town—ideal for making the most of both day and evening sun.

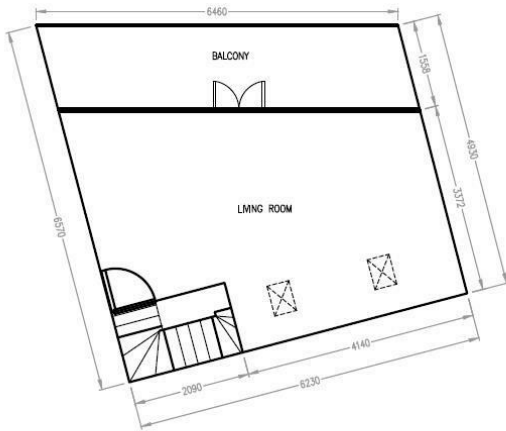
The apartment also benefits from one well-proportioned bedroom, all presented in a clean and neutral style with large storage in the cupboards.

Perfectly positioned, the property is just a short distance from Ramshill, known for its independent shops, cafés, and everyday conveniences, while the South Cliff offers scenic walks, open green spaces, and easy access towards the Esplanade and coastline.

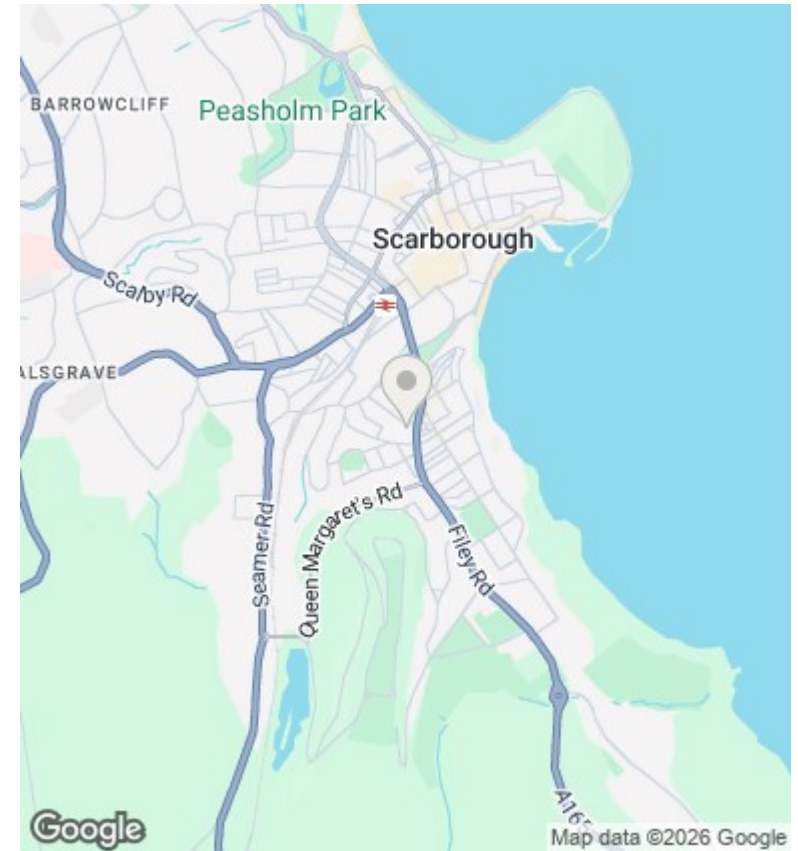


FLAT 1, 3 ROYAL CRESCENT LANE

2nd FLOOR (TOP FLOOR)



1st FLOOR



Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC