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Flat 2, 25 Grosvenor Crescent, Scarborough

Guide Price £150,000



25 Grosvenor Crescent, Scarborough

- IMMACULATE TWO BEDROOM LEASEHOLD FIRST FLOOR FLAT
- DESIRABLE SOUTH SIDE LOCATION
- MODERN FITTED KITCHEN/DINING ROOM
- MODERN LOUNGE WITH BAY WINDOW
- BEDROOM WITH ENSUITE WC

We are delighted to present this immaculate two bedroom leasehold first floor flat, ideally situated in a highly desirable South Side location.

This beautifully maintained property boasts a modern fitted kitchen and dining room, thoughtfully designed to create a welcoming space for both every-day living and entertaining. The contemporary lounge is flooded with natural light from a striking bay window, offering a comfortable and stylish area to relax. The flat features two well-proportioned bedrooms, with one bedroom benefiting from a sleek en-suite WC for added privacy and convenience. Each room is finished to a high standard, showcasing a fresh, neutral décor that enhances the sense of light and space throughout.



The layout has been carefully considered to maximise functionality and comfort, making this home perfect for professionals, couples, or those seeking a peaceful retreat in a sought-after neighbourhood. With excellent transport links, popular amenities, and reputable schools nearby, this exceptional flat offers a superb lifestyle opportunity.

Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.



FIRST FLOOR

Hallway

Living Room

16' 5" x 12' 6" (5.00m x 3.80m)

Kitchen

14' 5" x 13' 9" (4.40m x 4.20m)

Shower Room

8' 10" x 5' 11" (2.70m x 1.80m)

Bedroom

11' 2" x 8' 2" (3.40m x 2.50m)

En Suite WC

4' 7" x 4' 3" (1.40m x 1.30m)

Bedroom

14' 9" x 12' 10" (4.50m x 3.90m)

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

TENURE/MAINTENANCE

We have been advised by the owner that the property is leasehold with 99 years remaining and that there is a maintenance agreement in place at a cost of £650 per year and ground rent cost of £100 per year run in house. We have been informed by the owner that pets and residential letting are allowed but not holiday letting.



FIRST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt 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.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132