



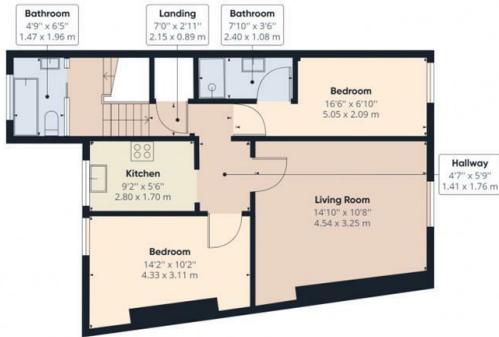
## Flat 4 35 Albemarle Crescent, Scarborough, YO11 1XX

Guide Price £105,000

- Two Bedrooms
- Tastefully decorated
- 2nd floor
- En Suite Shower Room
- Distant sea views
- EPC Rating C
- Allocated Parking Space
- Town Centre Location



Floor 0 Building 1



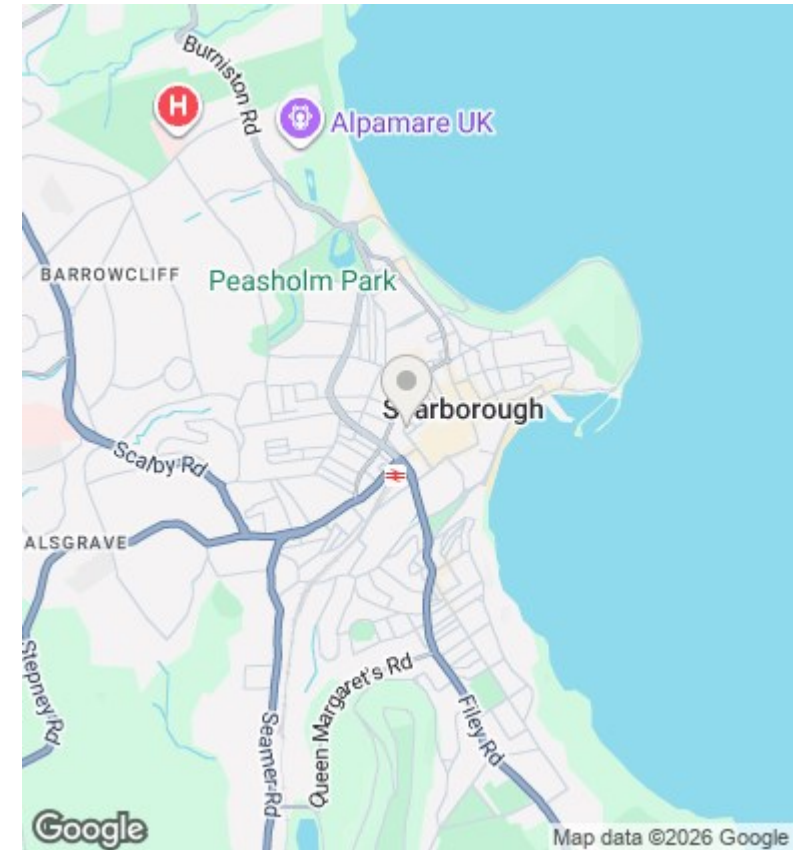
Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
606.96 ft<sup>2</sup>  
56.39 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.

GIRAFFE360



## Directions

## Viewings

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

## Council Tax Band

A

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>77</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	