



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

Guide Price £115,000

- SPACIOUS FIRST FLOOR APARTMENT
- GOOD-SIZED DOUBLE BEDROOM
- BAY WINDOW LIVING ROOM
- FITTED KITCHEN/DINING
- GAS CENTRAL HEATING
- SEPARATE WC AND BASIN
- WALKING DISTANCE TO AMENITIES
- GOOD TRANSPORT LINKS

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Andrew Cowen Estate Agent welcomes to the market this SPACIOUS ONE BEDROOM, FIRST FLOOR APARTMENT with GAS CENTRAL HEATING, situated in the POPULAR FALSGRAVE AREA of SCARBOROUGH, close to a HOST OF LOCAL AMENITIES and PUBLIC TRANSPORT LINKS. This apartment would suit a HOST OF BUYERS, including INVESTORS and FIRST TIME BUYERS ALIKE.



Council Tax Band: A



This property briefly comprises, entrance hall leading to a generous living room with bay window, a kitchen/diner with fitted wall and base units and integrated oven and gas hob, there is a good-sized double bedroom with storage, three piece bathroom suite and separate WC with wash basin.

Being located in the Falsgrave area the house offers excellent access to a wide range of local amenities and attractions including local shops, vets and a supermarket, Falsgrave Park and play area, 24 hour garage, Scarborough hospital plus a choice of popular junior and secondary schools as well as two colleges making this an excellent all round apartment.

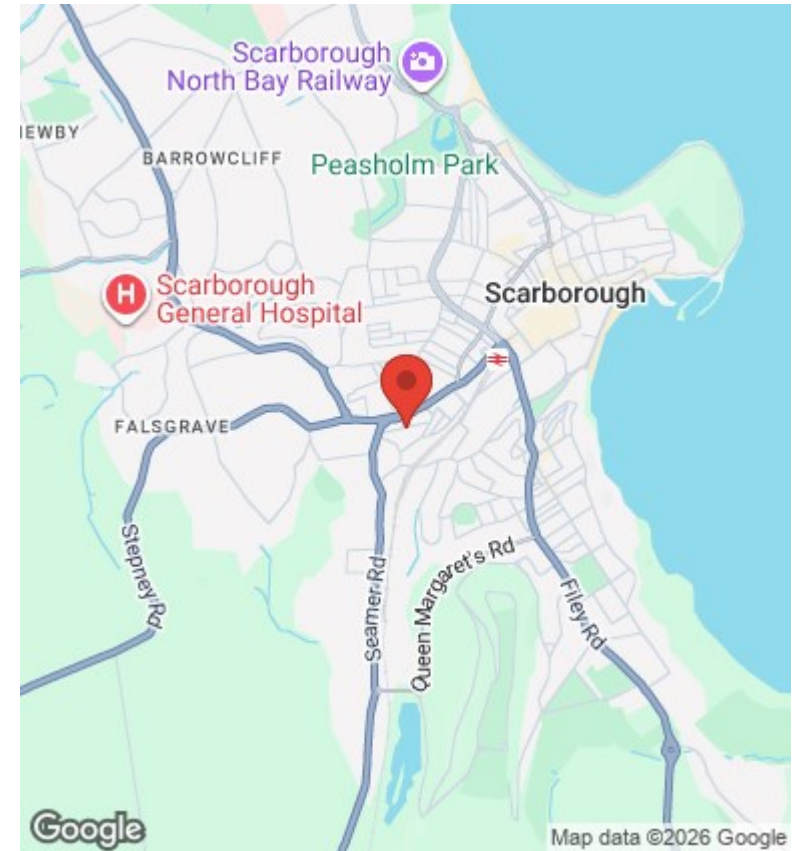
To book a viewing, please call one of our friendly sales team on 01723 377707.



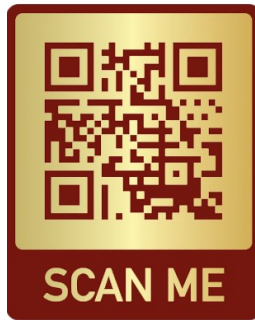
GROUND FLOOR
63.5 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA: 63.5 sq.m. (683 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Looking to Sell?
Book a no obligation valuation today!
01723 377707



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