



# colin ellis

**Albemarle Crescent**  
**Scarborough, YO11 1XX**

**Guide Price - £65,000**

This ONE BEDROOM FIRST FLOOR FLAT is centrally located in Scarborough town centre and is close to local shops, bars and restaurants. The property is in GOOD ORDER THROUGHOUT and is within a WELL MAINTAINED BLOCK.



## PROPERTY DESCRIPTION

This one bedroom first floor flat is centrally located in Scarborough town centre and is close to local shops, bars and restaurants. The property is in good order throughout and is within a well maintained block. The flat comprises of an entrance hall leading to a spacious kitchen/lounge and the hallway also leads to a good sized bedroom with en suite bathroom.

## LOCATION

The property is centrally located in Scarborough town centre and is close to local shops, restaurants and only a 5 minute walk to Scarborough Railway Station.

## ENTRANCE HALL

Entrance hall to the flat with ceiling light and door entry phone system.

## LIVING/KITCHEN

20' 4" x 10' 7" (6.22m x 3.23m)

Living/kitchen with bay window, radiator, storage cupboard, two ceiling lights, fitted kitchen with oven, hob, extractor, fridge and stainless steel sink.

## BEDROOM

13' 2" x 14' 0" (4.02m x 4.27m)

Bedroom with uPVC double glazed window, radiator, ceiling light and door to hallway.

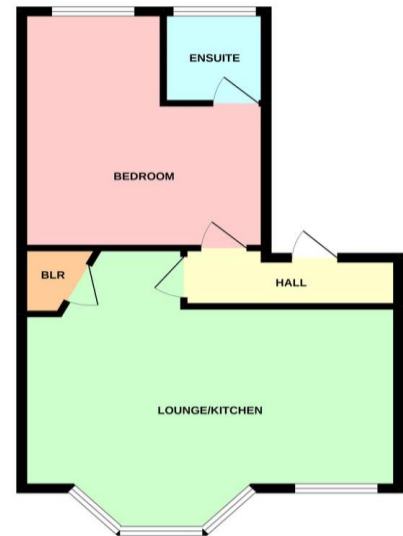
## EN SUITE

5' 6" x 5' 5" (1.68m x 1.67m)

En suite bathroom with WC, hand basin, shower cubicle, part tiled walls, uPVC double glazed window, towel warmer/radiator, extractor and ceiling light.

## COMMUNAL

Door entry phone system at main door leading to communal hallway and stairs to the first floor.



Albemarle Crescent - Reference Number: 11539

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	1/10



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