ANDREW COWEN







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

## Offers Over £75,000

- Two bedrooms
- Tastefully decorated
- Second floor
- En-suite shower room
- Distant sea views
- EPC rating C
- Allocated parking space
- Town centre location
- Part UPVC double glazing and gas central heating.

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

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# Flat 4 35 Albemarle Crescent, Scarborough YO11 1XX

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000.

Second floor flat, perfectly located to enjoy all that Scarborough has to offer. Comprises of a good sized lounge/dining area, with views towards the sea.

A double bedroom, with a smaller second bedroom, complete with en-suite shower room and a family bathroom.

Entire property benefits from part UPVC double glazing and gas central heating. Tastefully decorated throughout. Central parking space with property.

2 2 1 C

Council Tax Band: A





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Situated in Scarborough town centre, this second floor flat is perfectly located to enjoy all that Scarborough has to offer. A stone's throw from the shopping parade, bus route, and the train station, this flat is ideal for a working professional or couple to enjoy the delights of Scarborough but also enjoy trips through to Malton, Pickering, York and beyond thanks to its great location and transport links. The South Bay is just a short distance away meaning you could be enjoying a stroll on the beach in no time. The North Bay, Peasholm Park and The Open Air Theatre are just a bit further from South Bay round the beautiful Promenade which boasts stunning views.

The property comprises entrance into the inner hallway which provides access into the modern fitted kitchen, a good sized lounge/dining area with views towards the sea, a double bedroom, a smaller second bedroom complete with en-suite shower room, and a family bathroom. The entire property benefits from part UPVC double glazing, gas central heating, and is tastefully decorated throughout, ready to move in to. This property is also complete with double allocated parking space to the rear.

Auctioneers Additional Comments - Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’. These prices are subject to change.

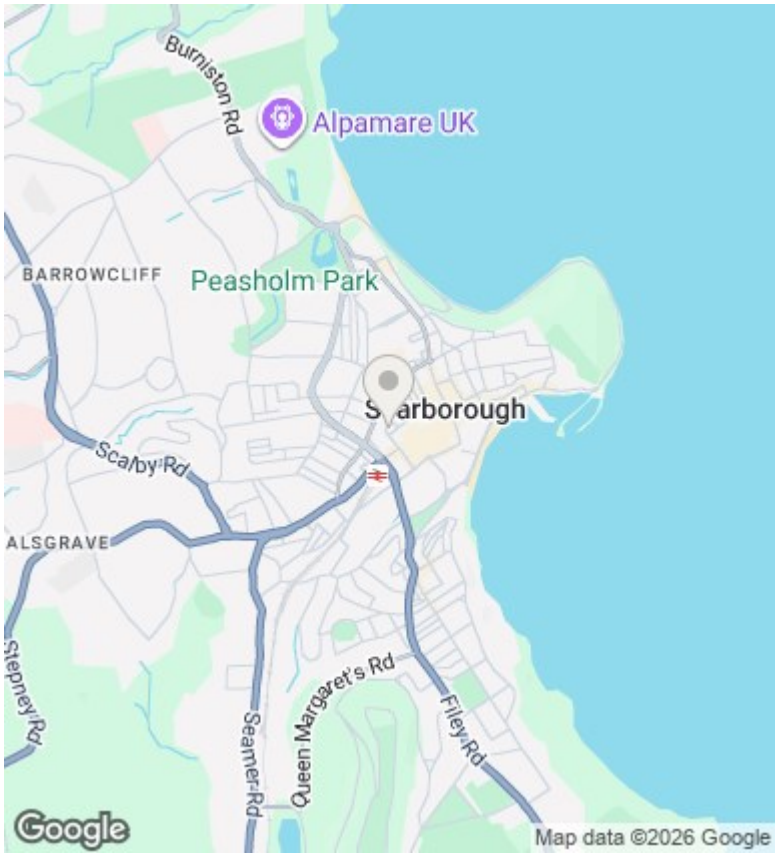
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



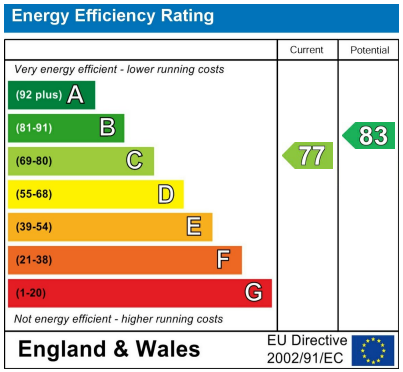

## Directions

## Viewings

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

## Council Tax Band

A




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