



Flat 4 5 Crown Crescent

South Cliff, Scarborough, YO11 2BJ

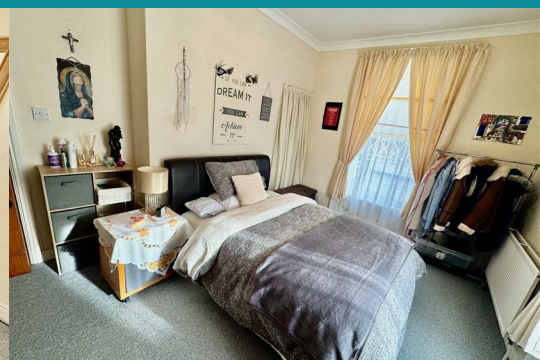
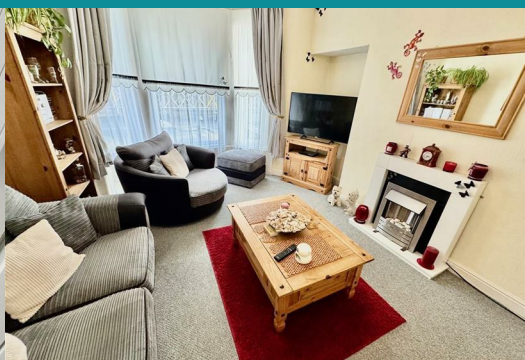
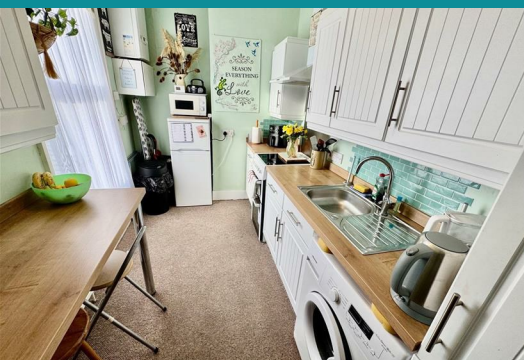
Guide Price £84,950



We are pleased to offer to the market this One Bedroom First Floor Flat in the ever popular South Cliff area. Well presented with modern kitchen and bathroom the property benefits from Gas Central Heating and UPVC windows throughout. The bedroom has dual aspect windows and a bay window in the lounge.

The property is well located close to all the amenities Ramshill has to offer, scenic walks along the Esplanade and down to The Spa and the South Bay, plus good transport links to both Scarborough and Filey.

In our opinion, this property is well placed and well priced and will appeal to many buyers. Please call our friendly sales team on 01723 350077 to make your appointment to view.



Communal Entrance

Stairs to first floor.

Private Entrance

Leading to

Entrance Hall 3'7" x 13'1" (1.1 x 4.0)

Coving, overhead light and radiator.

Lounge 14'1" x 10'9" (4.3 x 3.3)

With coving, overhead light, bay window overlooking the side of the property and radiator.

Kitchen 12'5" x 6'6" (3.8 x 2.0)

With base, wall and drawer units, wood effect worktops, stainless steel sink with mixer tap and feature metro tiled splashbacks. Space for oven with extractor fan over, spaces for washing machine and fridge/freezer. Wall mounted boiler, double radiator and window overlooking the rear of the property.

Bedroom 15'1" x 10'9" (4.6 x 3.3)

With overhead light, coving, dual aspect windows overlooking the side and rear of the property. 2 Radiators.

Bathroom 10'9" x 5'6" (3.3 x 1.7)

Bath with electric shower over, hand basin and WC. Radiator.

Tenure

The property is Leasehold and we are advised that the maintenance contract is with Walker Landry and the yearly fee is £864 with £50 Ground Rent.

Area Map



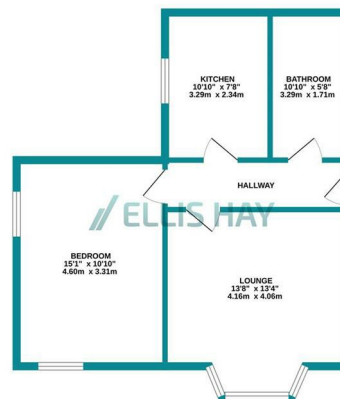
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	68	78
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Leasehold

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.

Measurements are approximate and should not be relied upon for legal purposes. Measurements are taken to the internal face of walls and doors are open. Measurements are taken to the internal face of walls and doors are open. Measurements are taken to the internal face of walls and doors are open.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property