ELLIS HAY

# 12 Belgrave Crescent

## Falsgrave, Scarborough, YO11 1UB

## Guide Price £84,000

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We are delighted to bring to the market this spacious two-bedroom freehold apartment, enjoying views over Belgrave Crescent Gardens and distant views towards Scarborough. Offered with no onward chain, the property is ideally positioned for access to Scarborough town centre, the railway station and a range of local amenities, including Sainsbury's. In our opinion, the location offers a good balance of convenience and a pleasant outlook.

The apartment is well proportioned throughout and benefits from gas central heating, double glazing and a C-rated EPC. The accommodation comprises an entrance hallway leading to a spacious lounge with a character fireplace, large window and skylight, together with a fitted kitchen/dining room providing ample space for both everyday living and entertaining. There are two good-sized double bedrooms and a bathroom fitted with a modern white suite. The property also benefits from a useful private store cupboard situated off the communal landing, which houses the modern combination boiler.

WE HIGHLY RECOMMEND AN EARLY VIEWING OF THIS PROPERTY WHICH IS SOLD WITH NO ONWARD CHAIN. Please call our friendly sales team on to arrange a viewing.

## Communal Entrance
Gated forecourt and steps up to communal door.

## Private Entrance

## Lounge

## Kitchen/Diner 9'7" x 8'8" (2.94 x 2.66)

## Bedroom 1 11'8" x 11'6" (3.56 x 3.51)

## Bedroom 2 13'3" x 10'2" (4.04 x 3.11)

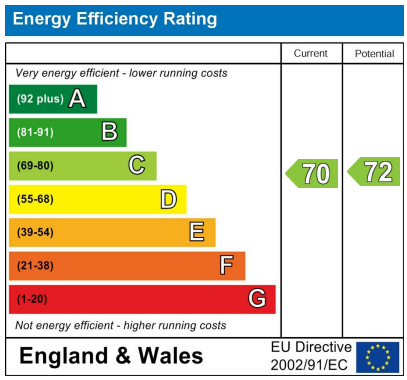
## Bathroom 7'10" x 6'2" (2.39 x 1.9)

## Storage Cupboard
On the communal landing, housing the combi boiler.

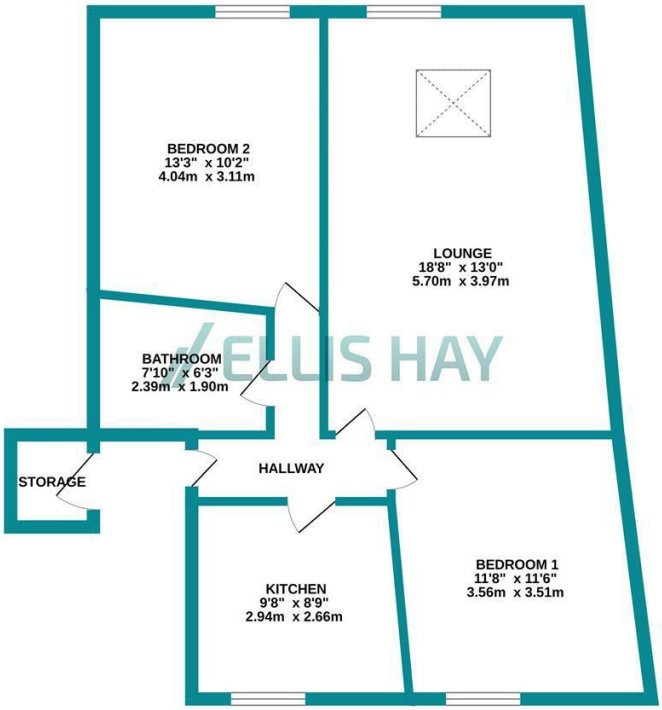
## Tenure
The property is Freehold and we are advised that the block is managed by a local Block Maintenance Company with annual charges approximately £600.

## HMRC
If your offer on a property is accepted, we are required under HMRC regulations to carry out Anti Money Laundering (AML) identity checks. These checks are conducted by our appointed compliance partner and a fee will be payable by the buyer for this service. Please contact Ellis Hay for further details.

## Area Map




662 sq.ft. (61.5 sq.m.) approx.




TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Council Tax Band: A

## Tenure: Freehold

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