



## Royal Crescent, , Scarborough, YO11 2RN

- First floor Apartment
- One modern Bathroom
- Located on Royal Crescent
- Gas Central Heating
- Easy access to Transport Links
- One Double Bedroom
- Spacious Reception Room
- South side of Scarborough
- Ideal for a Range of Buyers
- Viewing Recommended!

**Asking Price £125,000**



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## DESCRIPTION

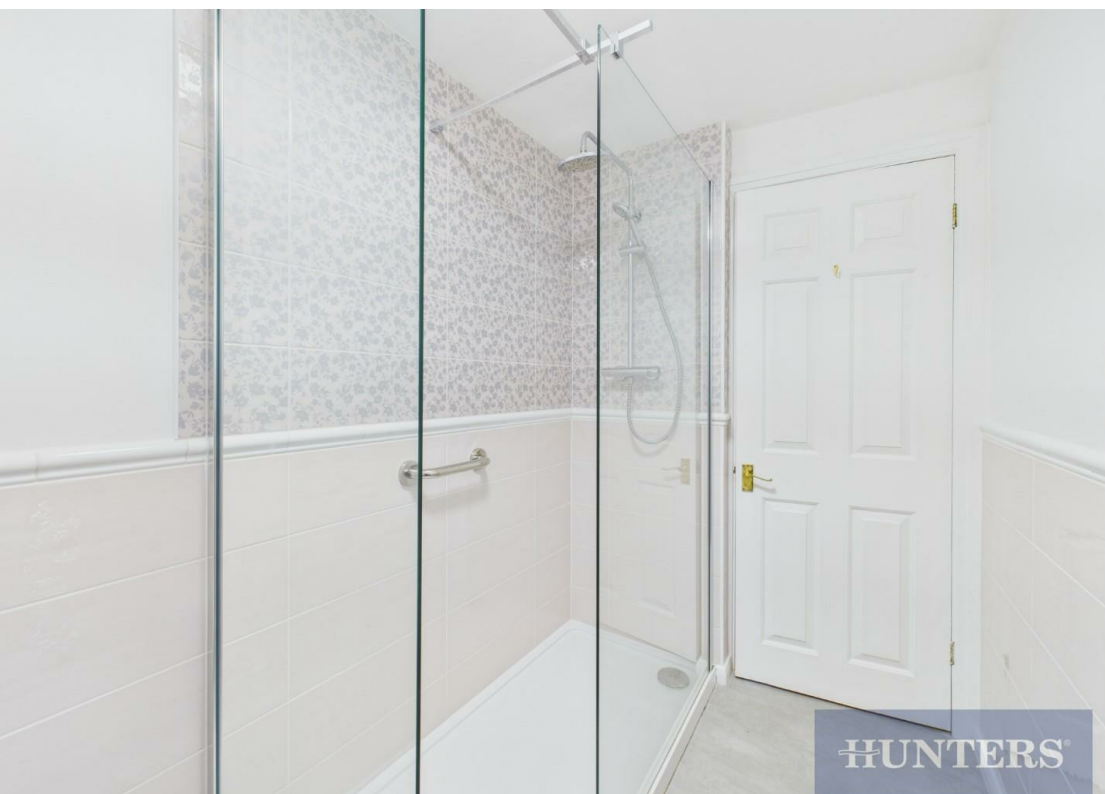
Welcome to this charming flat located on the prestigious Royal Crescent in Scarborough. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The flat comprises one well-appointed bedroom, providing a comfortable retreat for rest and relaxation. The bathroom is conveniently designed, ensuring all your needs are met.

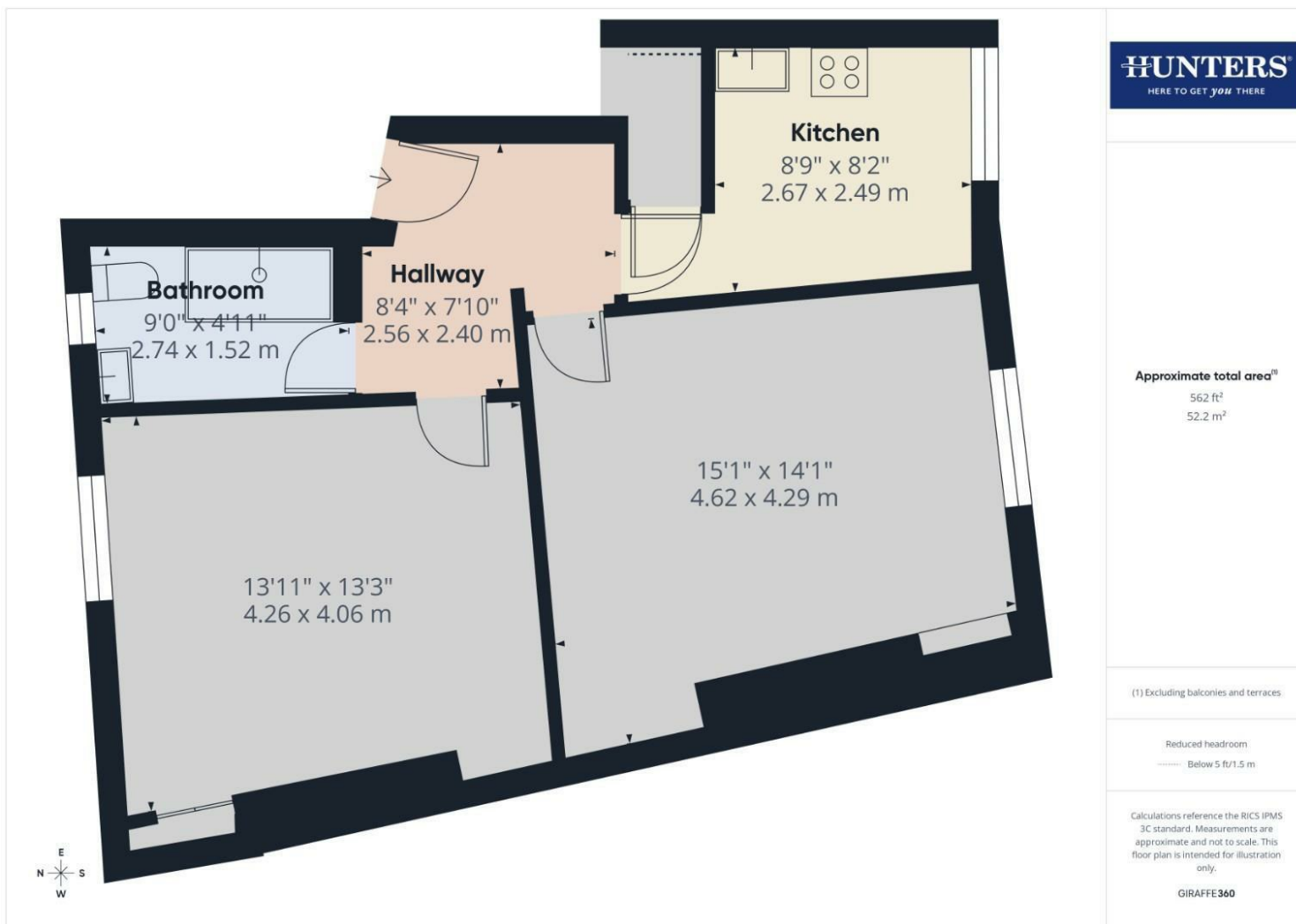
The kitchen is a standout feature of this flat, offering a functional space for culinary enthusiasts. It is equipped with essential appliances and ample storage, making it ideal for preparing meals and enjoying casual dining.

Situated in the heart of Scarborough, this property benefits from its proximity to a variety of local amenities, including shops, cafes, and restaurants. The stunning coastline is just a short stroll away, allowing you to enjoy the beautiful beaches and scenic views that Scarborough is renowned for. Additionally, the area is well-connected by public transport, making it easy to explore the surrounding regions.

This flat presents an excellent opportunity as a permanent residence, investment or those seeking a cosy retreat by the sea. With its prime location and comfortable living space, it is sure to appeal to a wide range of prospective residents. Don't miss the chance to make this lovely apartment yours!







### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.