



**HUNTERS®**  
HERE TO GET *you* THERE

Crown Crescent, Scarborough | Offers In Excess Of £110,000  
Call us today on 01723 336760



### 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.

Entrance hall  
Front door, Velux window, phone intercom, storage cupboard, telephone point and power points.

comprising: panel enclosed bath with mixer taps and shower attachment, low flush WC and wash hand basin with pedestal.

Lounge  
Wooden framed double glazed windows to front aspect, laminated laid wood style flooring, radiator, TV point, telephone point and power points.

Agents notes  
Management fee - £900  
Council tax band - B  
Leasehold

Kitchen/diner  
Double glazed window to front aspect, laminated laid wood style flooring, tiled splash back, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, electric oven, gas hob, extractor hood and power points.

Bedroom 1  
Wooden framed double glazed windows to rear aspect, radiator, TV point and power points.

Bedroom 2  
Wooden framed window to rear aspect, radiator and power points.

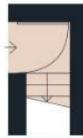
Bathroom  
Velux window to side aspect, part tiled walls, laminated laid wood style flooring, towel radiator, shaver point, extractor fan, three piece suite

**Hunters are pleased to bring to the market this WELL PRESENTED top floor apartment located on the HIGHLY SOUGHT AFTER South Side of Scarborough offering TWO DOUBLE BEDROOMS and NO ONWARD CHAIN. This property is perfect for a RANGE OF BUYERS including COUPLES, INVESTORS and MANY MORE.**

**This stunning apartment briefly comprises; entrance hall with phone intercom, front facing lounge, fully fitted kitchen and two double bedrooms.**

**This lovely apartment is conveniently located for the sought after Holbeck and Esplanade areas, secondary and primary schools (Wheatcroft Primary, St Martins Primary and Scarborough Independent School (Age 3-18); University, the famous Clock Tower, South Cliff Gardens, with easy access to Scarborough's Town Centre and the amenities of South Bay making this either the perfect holiday home or permanent residence. The adjacent Ramshill area offers a variety of local shopping facilities and restaurants.**

**Call now to arrange a viewing!**



Ground Floor Building 1

Approximate total area<sup>(1)</sup>

647.18 ft<sup>2</sup>

60.13 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.