



**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>**

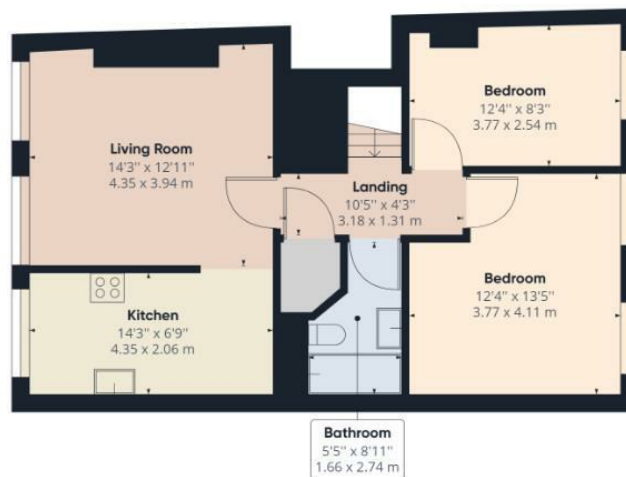
647.18 ft<sup>2</sup>

60.13 m<sup>2</sup>

(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.

GIRAFFE 360



Floor 1 Building 1

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.

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