



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



£180,000

FLAT 1, 3 WESTBOURNE GROVE, SCARBOROUGH, YO1 2DJ

- Maisonette
- Two Bedrooms
- Three Reception Rooms
- Gardens

IF YOU ARE LOOKING FOR SOMETHING THAT IS A BREAK FROM THE STANDARD APARTMENT THEN THIS IS ONE TO SERIOUSLY CONSIDER. PACKED FULL OF CHARM THIS TWO BEDROOM MAISONETTE SPANS THE GROUND AND LOWER GROUND FLOOR, THREE RECEPTION ROOMS, A FORMER VAULT AND WINE CELLAR AND GARDENS OVERLOOKING ROYAL CRESCENT GARDENS.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR

- COMMUNAL HALL
- HALLWAY
- LOUNGE
18' 8" x 15' 3" (5.69m x 4.65m) into bay
- DINING ROOM
23' 5" x 11' 6" (7.14m x 3.51m) max
- KITCHEN
11' 9" x 8' (3.58m x 2.44m)
- BEDROOM
11' x 10' 8" (3.35m x 3.25m)
- BEDROOM
11' 3" x 9' 2" (3.43m x 2.79m)
- BATHROOM

LOWER GROUND FLOOR

- HALLWAY
- SITTING ROOM
15' 7" x 14' (4.75m x 4.27m) max
- CRAFT ROOM
- LAUNDRY
9' 6" x 8' (2.9m x 2.44m) max
- VAULT
- WINE CELLAR
10' 10" x 9' 2" (3.3m x 2.79m)

OUTSIDE

- GARDENS

Property Description

The property when briefly described comprises, communal entrance hall, hallway, bay fronted sitting room, glazed bay dining room, two bedrooms, and bathroom to the ground floor. To the floor below is a further reception room, laundry, craft area, former bank vault and former wine cellar. Gardens to the side overlooking Royal Crescent gardens

