



**£145,000**

FLAT 3 LYNTON COURT, MALVERN CRESCENT, SCARBOROUGH, YO12 5QW

- No Onward Chain
- Two Bedrooms
- First Floor
- Well Presented Throughout

A WELL PRESENTED, PURPOSE BUILT, TWO BEDROOM FIRST FLOOR APARTMENT IN THIS SOUGHT-AFTER CONVENIENT LOCATION. ON A FREQUENT BUS ROUTE WITH FALSGRAVES SHOPPING PARADE CLOSE TO HAND AND THE TOWN CENTRE WITHIN WALKING DISTANCE, THIS PROPERTY PRESENTS WELL AND OFFER THE PURCHASER A MOVE IN POSSIBILITY. OFFERED WITH VACANT POSSESSION WITH NO ONWARD CHAIN.



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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

FIRST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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 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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## Property Description

The property when briefly described comprises, entrance hall, bay fronted lounge diner, modern kitchen, four piece white modern bathroom, two well-appointed double bedrooms, loft, rear facing balcony and storage space on the rear landing.



## GROUND FLOOR

COMMUNAL ENTRANCE

## FIRST FLOOR

ENTRANCE HALL

LOUNGE

17' 3" x 12' 3" (5.26m x 3.73m)

KITCHEN

10' 8" x 8' 8" (3.25m x 2.64m)

BEDROOM

14' 3" x 11' 5" (4.34m x 3.48m)

BEDROOM

12' 3" x 11' 2" (3.73m x 3.4m)

BATHROOM

8' 3" x 7' 4" (2.51m x 2.24m)

BALCONY