



## Alma Square, Scarborough

- Upper Floor Apartment
- Modern Fitted Kitchen
- Close To Local Amenities
- Council Tax: A
- One Double Bedroom
- Family Bathroom
- EPC: D

Offers In The Region Of £90,000

Tenure: Leasehold

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Alma Square, Scarborough

## DESCRIPTION

Welcome to this charming one-bedroom flat located in the heart of Alma Square, Scarborough. This property boasts a modern interior with a stylishly fitted kitchen benefiting from private parking space and integrated appliances this property is perfect for those who appreciate contemporary living spaces.

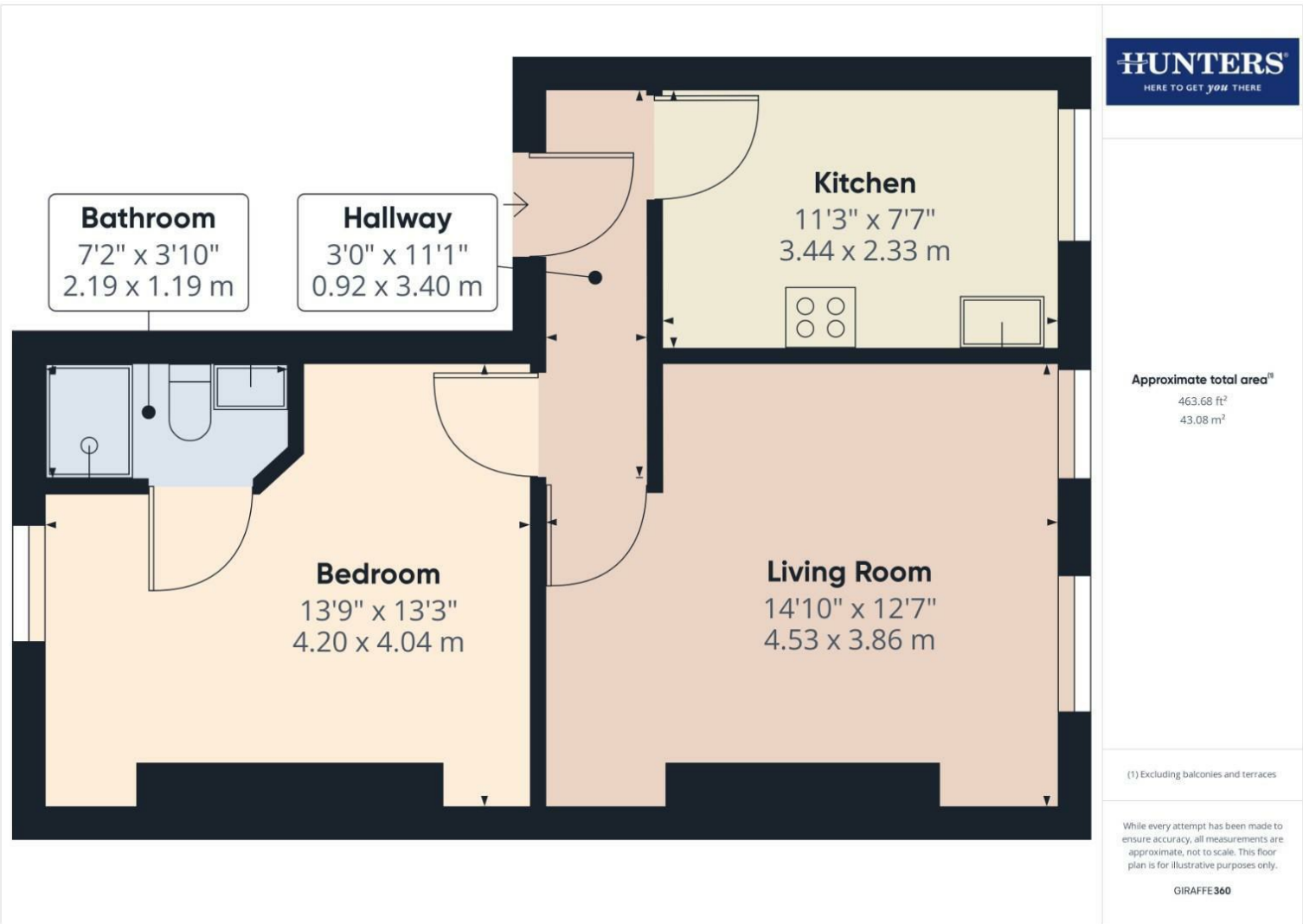
Situated in a central location, this flat offers convenience and easy access to all amenities, making it ideal for individuals looking for a vibrant lifestyle. The property features one reception room, providing a comfortable space to relax and entertain guests.

With one bedroom and one bathroom, this flat is well-suited for a single professional, a couple, or as holiday home for those seeking a weekend getaway by the coast.

Don't miss the opportunity to own or rent this delightful flat in Alma Square, offering a blend of modern living and a prime location in the heart of Scarborough.

Call the office now to arrange a viewing!





Council Tax: A

## 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		78	
	55		
England & Wales	EU Directive 2002/91/EC		England & Wales
			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

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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