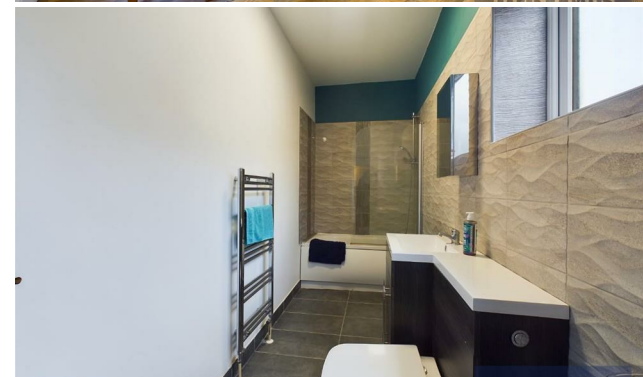




St. Martins Square, Scarborough

- Top Floor Apartment
- Large Kitchen/Diner
- Modern Interior
- Two Double Bedrooms
- South Side Location
- EPC: D

Tenure: Freehold

Offers In The Region Of £135,000

HUNTERS®
HERE TO GET *you* THERE

St. Martins Square, Scarborough

DESCRIPTION

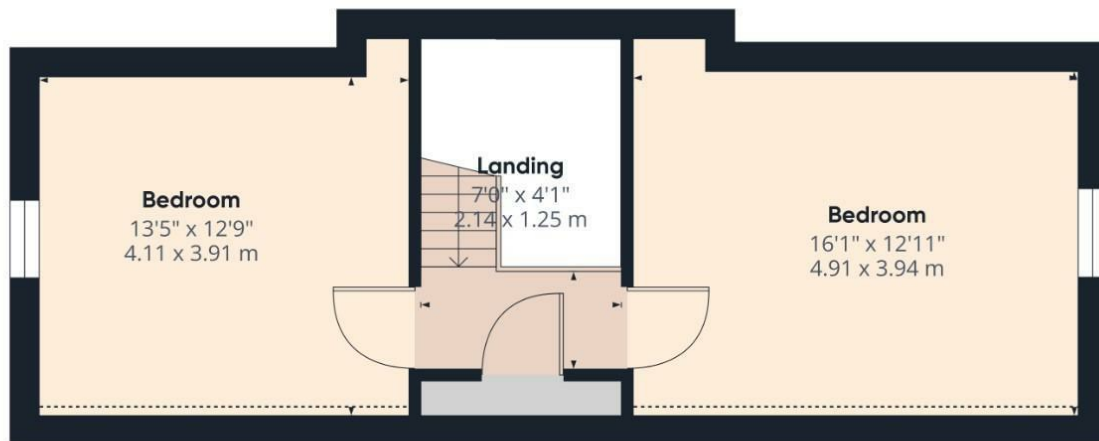
Hunters are proud to bring to the market this SPACIOUS TOP FLOOR APARTMENT situated over TWO FLOORS offering TWO DOUBLE BEDROOMS, LARGE KITCHEN /DINER and VIEWS OVER THE SQUARE. Benefiting from NO ONWARD CHAIN this property is ideal for a range of buyers including couples, first time buyers and investors.

This light and airy apartment briefly comprises of: entrance hall with stairs leading to first landing, living room with views overlooking the square, generous sized kitchen /diner and family bathroom with three piece suite. To the second floor you are greeted by two ample sized double bedrooms.

This living accommodation is set in a highly sought after location on the south side of Scarborough which offers a wealth of local attractions and amenities including Scarborough's South bay, the Spa complex, Scarborough's Town Centre and a wide range and choice of eating and drinking establishments. Along the coast is the exciting North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months and the miniature railway providing a great destination to discover and explore all that the historic sea side town has to offer.

An internal viewing is highly recommended!





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Approximate total area⁽¹⁾

881.67 ft²
81.91 m²

Reduced headroom

8.1 ft²
0.75 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



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