

Trinity Road, Flat 8 , Scarborough  
Guide Price £50,000



OPEN PLAN STUDIO FLAT which is WELL PRESENTED. situated on the TOP FLOOR with DOUBLE GLAZING, SEPARATE SHOWER ROOM. It is LIGHT and AIRY. Leasehold, PETS ARE ALLOWED and there are COMMUNAL GARDENS. NO ONWARD CHAIN. HOLIDAY LETS ALLOWED BY THE PERMISSION OF THE FREEHOLDER,

## **Communal Entrance Hall**

Original door to the front leading to the communal entrance hall, tiled flooring, staircase leading to all floors.

## **Entrance Hall**

Door to the front, staircase leading to the open plan, lounge, bedroom, kitchen area.

## **Lounge/Kitchen/Bedroom 5.65m x 4.25m - 18'6" x 13'11"**

### **Lounge/Bedroom Area**

UPVC double glazed window to the rear aspect, TV point, telephone point, Haverland electric wall mounted heater 2.4 kw with timer, power points

### **Kitchen Area**

Velux to the side aspect, range of wall and base units with butcher block work surface,, stainless steel sink and drainer, integrated electric oven with 2 ring induction hob, plumbing for washing machine, power points.

## **Shower Room**

White three piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, chrome heated towel rail.

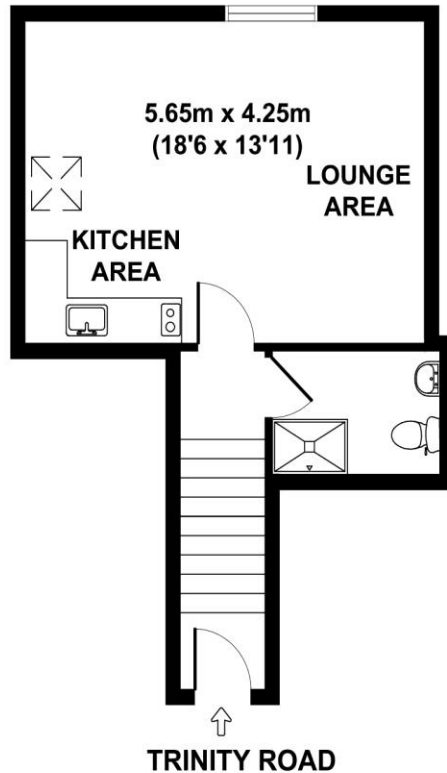
## **External**

Well established communal gardens to all side.

### **DISCLAIMER**

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.

# Floor Plan



**APPROX. GROSS INTERNAL FLOOR AREA 33 SQ M / 355 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given