



Flat 1, 49 Trafalgar Square, Scarborough YO12 7PZ
Offers In The Region Of £89,950

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- WELL-PRESENTED ONE BEDROOM LOWER GROUND FLOOR FLAT
- IDEAL FIRST TIME BUY/BUY TO LET PROPERTY/SECOND HOME
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- LOCATED CENTRALLY WITHIN SCARBOROUGH
- PRIVATE REAR YARD & STORAGE

Offered to the market with NO ONWARD CHAIN is this WELL-PRESENTED ONE BEDROOM LOWER GROUND LEASEHOLD apartment which is situated within a substantial terrace building, has PRIVATE REAR YARD with STORAGE SHED, PRIVATE ENTRANCE and is within close proximity to SCARBOROUGH'S NORTH BAY.

The property could be of particular interest to a multitude of buyers including first time buyers, investors, those seeking a second seaside home or as a buy to let. The accommodation is accessed via a private entrance porch, where the property comprises: a generous bay fronted lounge/modern kitchen/diner with integrated fridge, oven and hob, a double bedroom with double patio doors leading to the private rear yard which includes storage shed and access to the rear lane. The property also benefits from a modern three-piece bathroom and utility/storage area situated in the hall. 'In our opinion' the property is offered to the market in great order throughout with some UPVC double glazing and electric heating.

Located centrally within Scarborough, the property affords excellent access to a wealth of amenities including supermarkets, local shops and eateries and, a little further afar, lie Scarborough Town Centre, Peasholm Park and Scarborough's North Bay Beach.

Viewing does come highly recommended for this centrally located one bedroom apartment. If you wish to book a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk.





ACCOMODATION

LOWER GROUND FLOOR

Entrance Porch

Kitchen/Living/Diner
16'4" x 16'0" max

Hall/Utility Area

Bathroom
7'2" x 5'2" max

Bedroom
11'1" x 11'1"

Externally

To the front of the property lies a private front yard with stairs leading to the private entrance porch. To the rear of the property lies an enclosed private rear yard which benefits from external store shed and access to the rear lane.

Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with 984 years remaining, allows pets and residential lets however holiday lets are not permitted. The property has a maintenance agreement in place and is roughly £350 per annum which includes building insurance.

Details Prepared
AB210224



Interested? Get in touch:

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www.cphproperty.co.uk

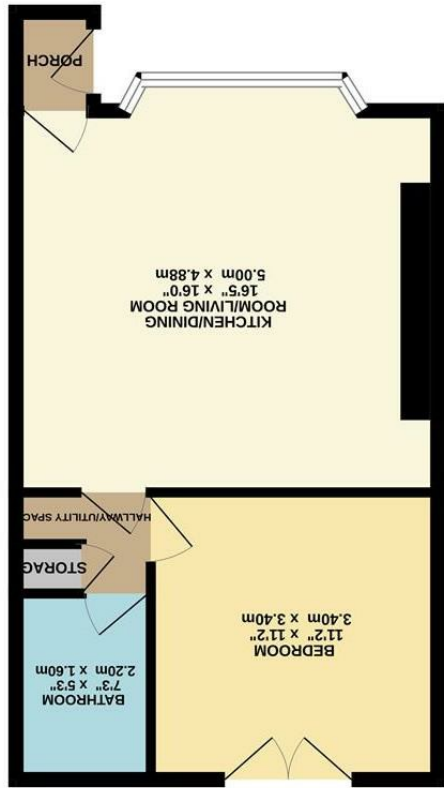
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Make every attempt to ensure the accuracy of the boundary lines, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan for building purposes only and should be used as such by any prospective purchaser. The services, systems and appliances have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronom ©2024

TOTAL FLOOR AREA: 437 sq.ft. (40.6 sq.m.) approx.



| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| Not energy efficient - higher running costs | (1-20) G |
| Current | Potential |

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A |
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