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Alma Square, Scarborough, YO11 1JR

This one bedroom top floor flat is in good condition throughout and is located in the heart of Scarborough town centre only a short walk to shops, cafes and restaurants. The flat is also located very close to Scarborough railway station and local bus routes.

Rent - £425
Deposit - £490



PROPERTY DESCRIPTION

There is a communal entrance with stairs leading to the top floor, entrance door to the flat into a hallway with storage space, a living room/kitchen with fitted kitchen and large skylight. There is a bedroom with skylight and a good sized bathroom with shower cubicle.

COMMUNAL ENTRANCE HALL

Communal entrance hall with stairs to the top floor, letterboxes and phone entry phone system.

HALLWAY

Storage space and entry phone system.

LOUNGE/KITCHEN

3.72 x 3.58 (12'2" x 11'9")

Skylight window, range of wall and base units, sink and drainer unit, wall mounted boiler, radiator and power points.

BEDROOM

3.28 x 2.53 (10'9" x 8'4")

Skylight window, radiator and power points.

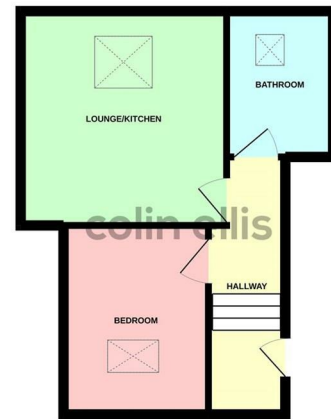
BATHROOM

1.84 x 2.55 (6'0" x 8'4")

Skylight window, w/c, wash hand basin, shower cubical and radiator.



GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 343 sq.ft. (31.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor construction, measurements of floor, ceiling, areas and volumes have been approximate and are intended to assist in the general understanding of the property. The plan is for illustrative purposes only. It should not be used for any other purpose. The actual, system and application must be used as a guide and not as a basis for any other purpose or liability for the plan.
Made with Metron 12/2017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(84 plus) A			
(81-83) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Alma Square - 18613422
Council Tax Band - A
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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