



## *Flat 3, 15 Alma Square, Scarborough, YO11 1JR*

*Asking Price £85,000*

- *TOP FLOOR APARTMENT*
- *FITTED KITCHEN WITH INTEGRATED APPLIANCES*
- *TOWN CENTRE LOCATION*
- *ONE DOUBLE BEDROOM*
- *SPACIOUS LOUNGE OVERLOOKING THE SQUARE*
- *IDEAL PURCHASE FOR FIRST TIME BUYERS OR AS A SECOND HOME*
- *MODERN ACCOMODATION THROUGHOUT*
- *EN-SUITE SHOWER ROOM*

## 15 Alma Square, Scarborough YO11 1JR

*Andrew Cowen Estate Agents are proud to present to the market A WELL PRESENTED, TOP FLOOR APARTMENT is situated within Scarborough Town Centre and could be the perfect pad to use as a 2ND HOME in the holidays, ideal for a FIRST TIME BUYER looking to get on the property ladder or for an INVESTOR looking to join the BUY-TO-LET market as the property is located in an area popular with TENANTS. This property is offered to the market CHAIN FREE with VACANT POSSESSION.*



Council Tax Band: A



*This property briefly comprises; spacious inner entrance hall leading into the neutrally decorated lounge/dining space with double glazed windows overlooking the square, and the modern, fitted hi-gloss kitchen with a range of base and wall units plus integrated oven, hob and extractor fan. There is a spacious double bedroom with cupboard space, ideal for storage. The bedroom boasts an en-suite shower room with double shower tray, sink and toilet basin.*

*Being located centrally to the town centre presenting a wealth of local amenities and attractions including Scarborough's South bay and the beach, the Spa complex and a wide range and choice of eating and drinking establishments. Also within a short walk of the property is the unspoiled North Bay beach, the restored open air theatre which hosts performances by headline rock and opera stars in the summer months, the miniature railway and, most recently, the £14 million Alpamare Waterpark providing a great destination to discover and explore all that the historic sea side town has to offer. It also has excellent access to public transport links.*

*This property would appeal to a number of buyers including first time buyers looking to join the property ladder, or for somebody looking for a seaside bolt hole to enjoy all that Scarborough has to offer.*

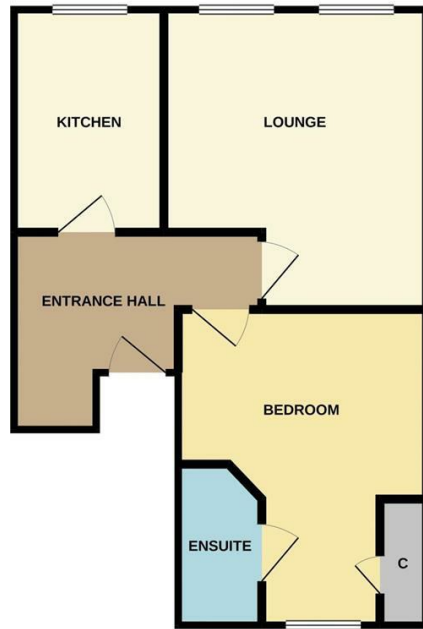
*Viewing is a must to appreciate the space, position and location that this property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*







GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

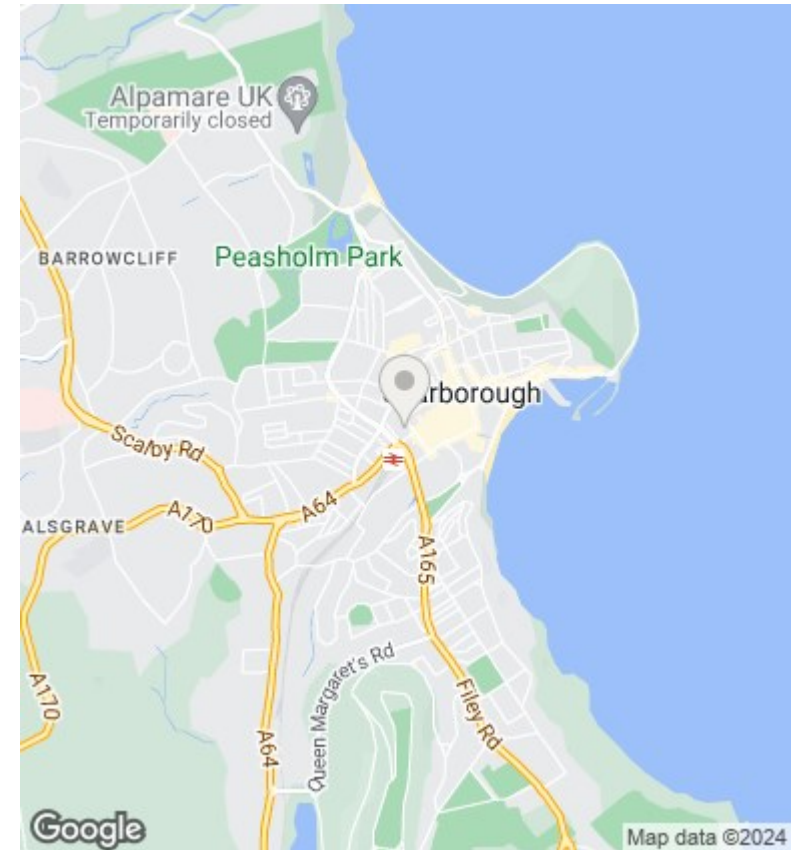


TOTAL FLOOR AREA: 417 sq.ft. (38.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.  
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## Viewings

*Viewings by arrangement only.  
Call 01723 377707 to make an appointment.*

*Council Tax Band A*



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	