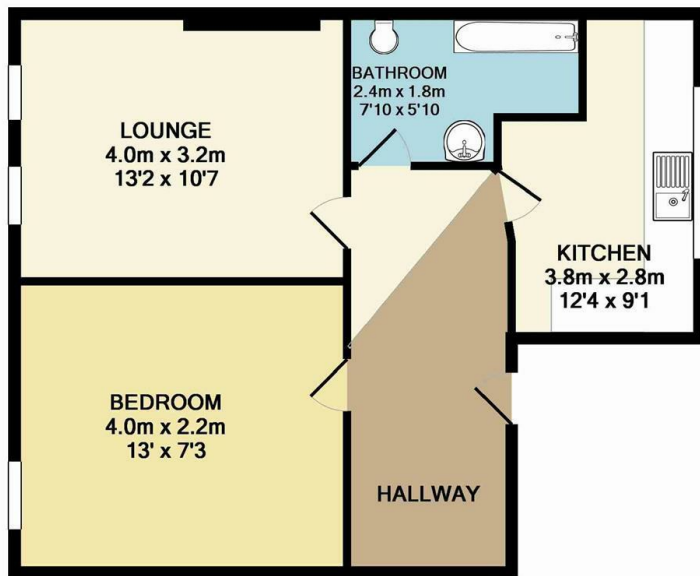




Flat 4 40 Trafalgar Square, Scarborough, YO12 7PY

Asking Price £59,950

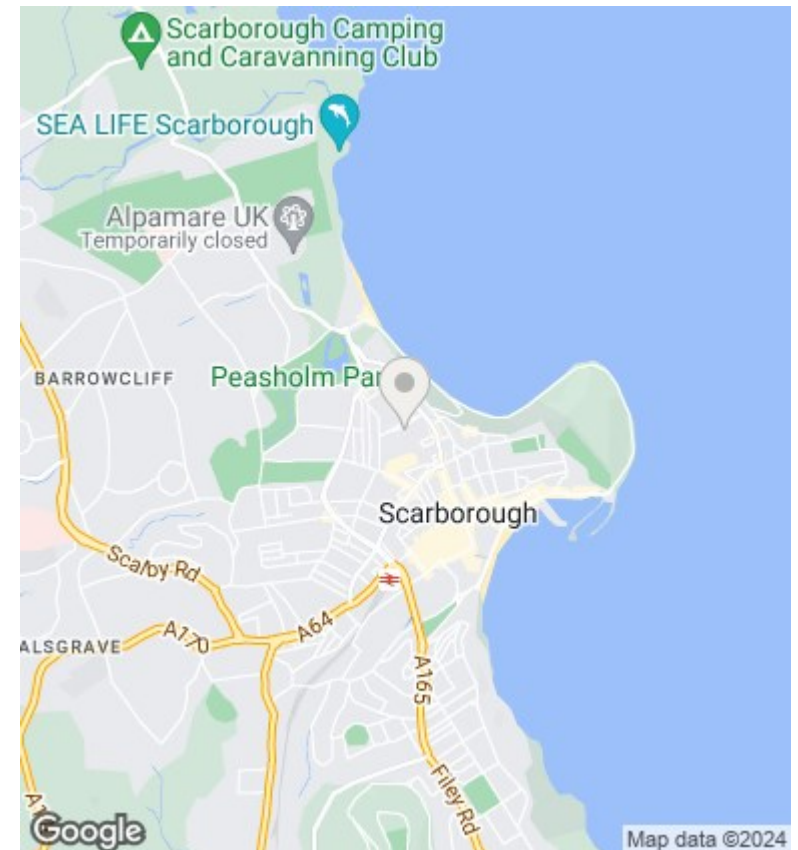
- **TOP FLOOR FLAT**
- **ONE BEDROOM SELF CONTAINED FLAT**
- **CENTRAL LOCATION**
- **APPEALING TO INVESTORS**
- **TENANT IN SITU**
- **£375.00 PCM RENTAL INCOME**



TOTAL APPROX. FLOOR AREA 48.1 SQ.M. (518 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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