



## Flat 3 2 Alma Square, Scarborough, North Yorkshire, YO11 1JR

Guide Price £75,000

- FIRST FLOOR APARTMENT
- FITTED KITCHEN
- CLOSE TO A RANGE OF AMENITIES
- ONE DOUBLE BEDROOM
- MODERN BATHROOM SUITE
- IDEAL PURCHASE FOR A FIRST TIME BUYER OR INVESTOR
- FRONT FACING BAY WINDOW LOUNGE
- TOWN CENTRE LOCATION



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**Andrew Cowen Estate Agents WELCOME TO THE MARKET this ONE BEDROOM, FIRST FLOOR APARTMENT situated within SCARBOROUGH TOWN CENTRE, close to a HOST OF AMENITIES and PUBLIC TRANSPORT LINKS. The property offers a FRONT FACING LOUNGE, FITTED KITCHEN and MODERN BATHROOM. This property would appeal to a NUMBER OF BUYERS, including those looking to join the BUY TO LET MARKET or for a FIRST TIME BUYER ALIKE.**



Council Tax Band: A





**This accommodation briefly comprises; entrance hall leading into the bright and airy, front facing bay window lounge overlooking The Square, with a modern, fitted hi-gloss kitchen with a range of integrated appliances including hob, oven and extractor fan. There is a neutral double bedroom, as well as a three-piece family bathroom suite with overhead shower.**

**Situated in Scarborough town centre, this first floor flat is perfectly located to enjoy all that Scarborough has to offer. close to the shopping parade, bus routes, A64 and the train station. The South Bay is just a short distance away meaning you could be enjoying a stroll on the beach in no time. The North Bay, Peasholm Park and The Open Air Theatre are just a bit further from South Bay round the beautiful Promenade which boasts stunning views.**

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

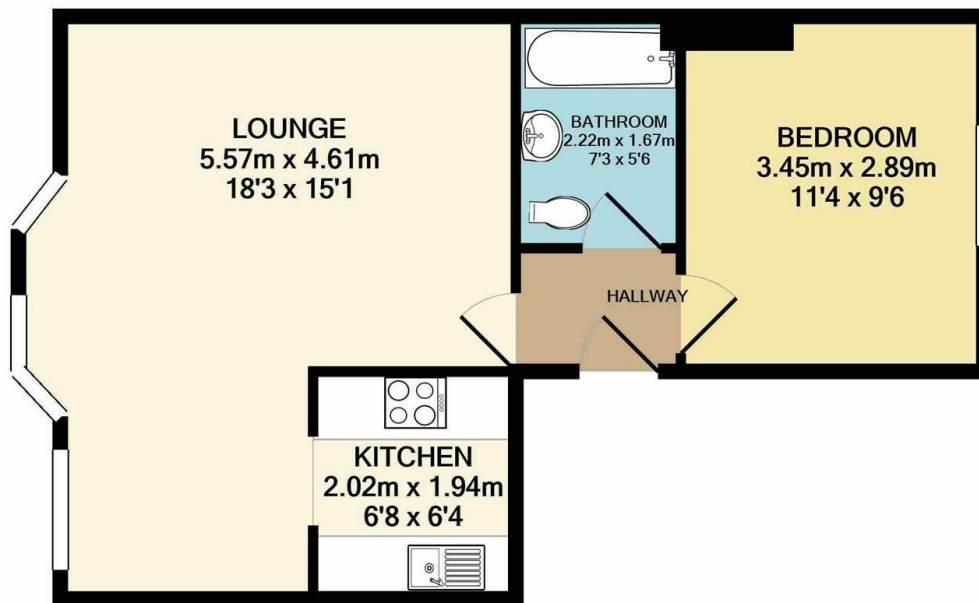


## **Looking to Sell?**

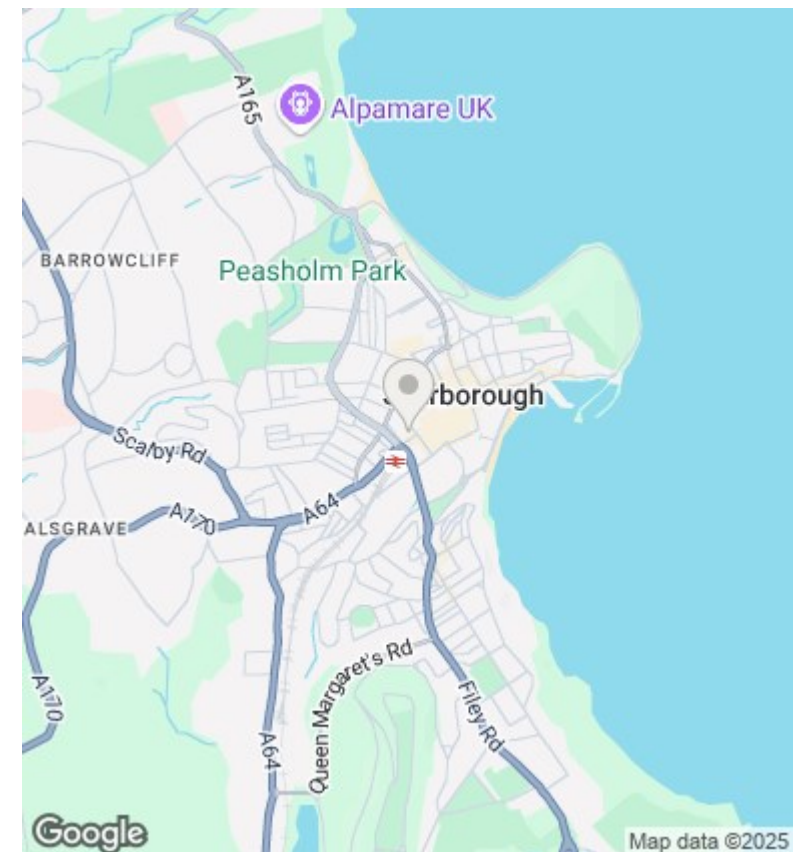
**Book a no obligation valuation today!**

**01723 377707**





TOTAL APPROX. FLOOR AREA 40.3 SQ.M. (434 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	