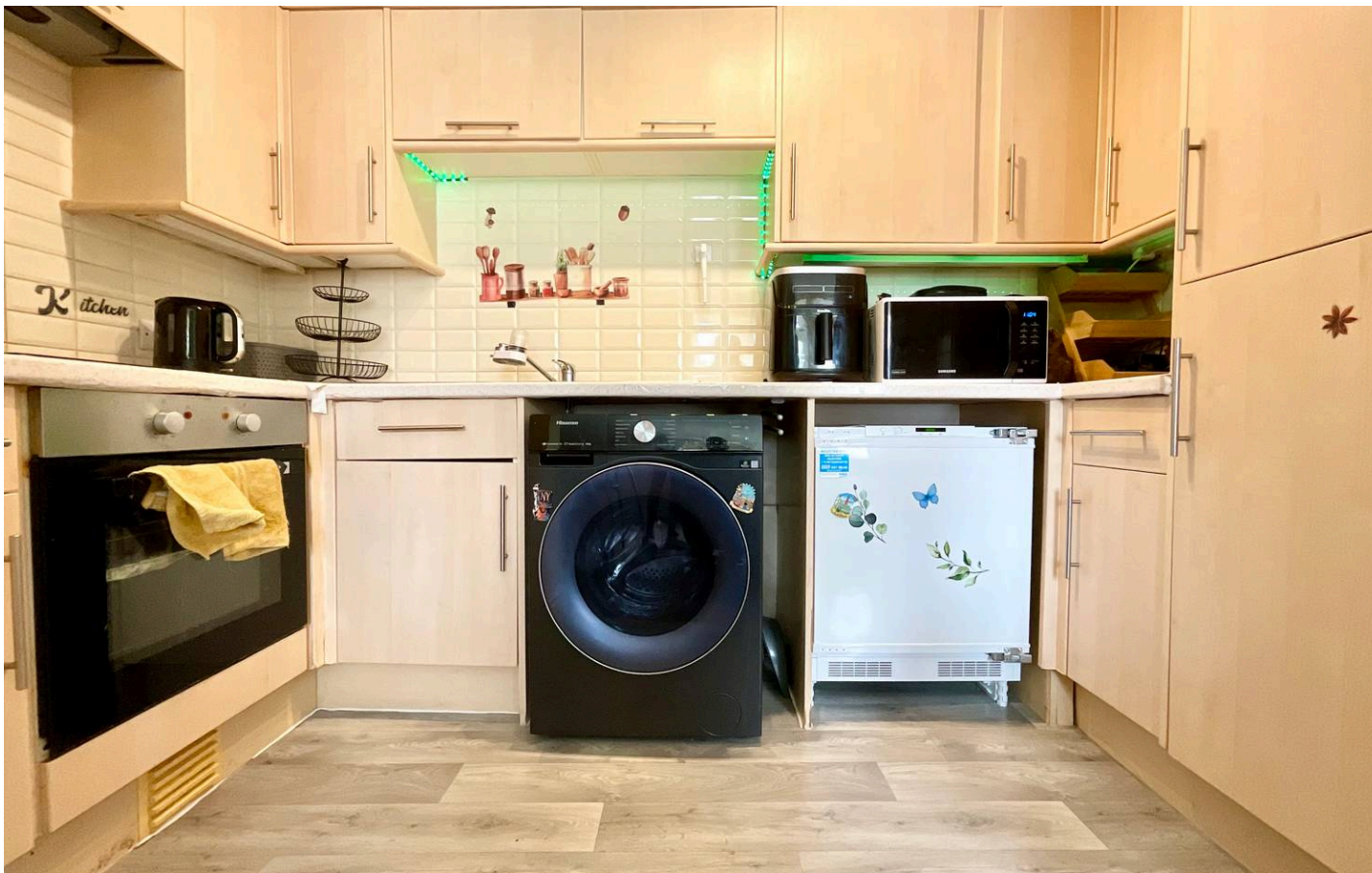






- Modern leasehold flat located centrally for Scarborough
- Two bedrooms
- Modern kitchen units
- Modern bathroom with bath and shower
- Spacious living area
- Ideal first time buy or buy to let

We are delighted to present this elegant and contemporary two-bedroom leasehold flat, thoughtfully designed to offer comfort and style throughout. The property boasts a spacious and light-filled living area, perfect for both entertaining and relaxation, complemented by modern décor and large windows that flood the space with natural light. Both bedrooms are generously sized. The modern kitchen is fitted with sleek units, an integrated oven, laminate flooring, and abundant storage, providing a practical and attractive space for every-day living. The bathroom offers a clean, modern design with a full-sized bath-tub and overhead shower, enhanced by decorative wall details and a contemporary palette.

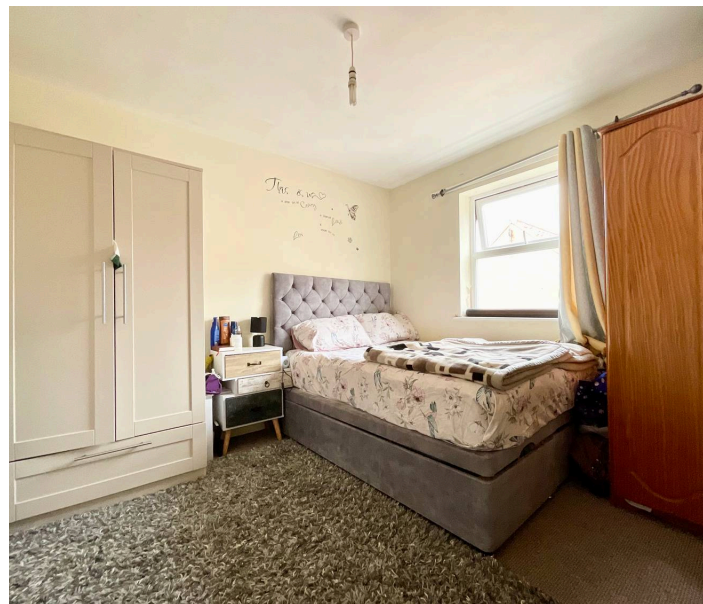
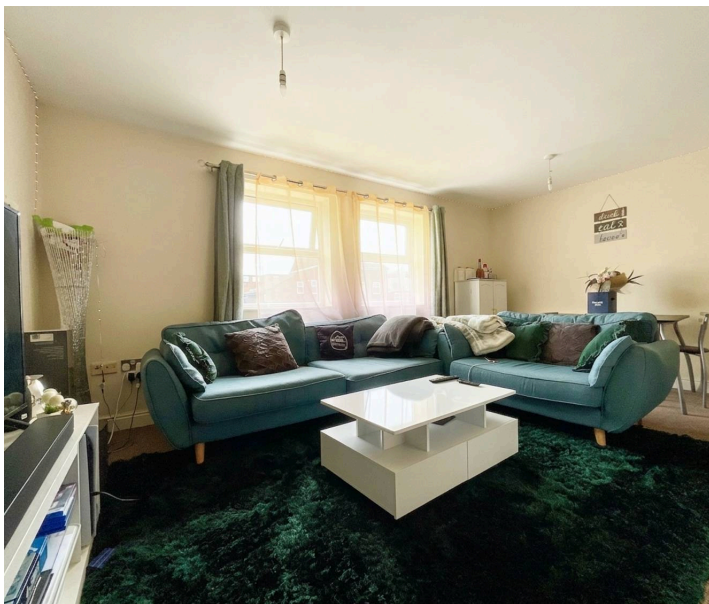
Further benefits include double Glazing and electric heating and a low-maintenance communal garden area that brings greenery to your doorstep without the need for extensive upkeep. The classic brick exterior ensures a durable and timeless appeal. This property is ideal for professionals, small families, or those seeking a stylish and low-maintenance home. With its blend of modern features and practical conveniences, this flat is not to be missed. Arrange your viewing today to experience all this delightful property has to offer.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





Hallway

Lounge

16' 3" x 15' 0" (4.95m x 4.56m)

Kitchen

10' 6" x 5' 0" (3.20m x 1.52m)

Bedroom 1

11' 3" x 9' 11" (3.44m x 3.02m)

Bedroom 2

11' 3" x 6' 4" (3.44m x 1.93m)

Bathroom

7' 0" x 6' 6" (2.14m x 1.98m)

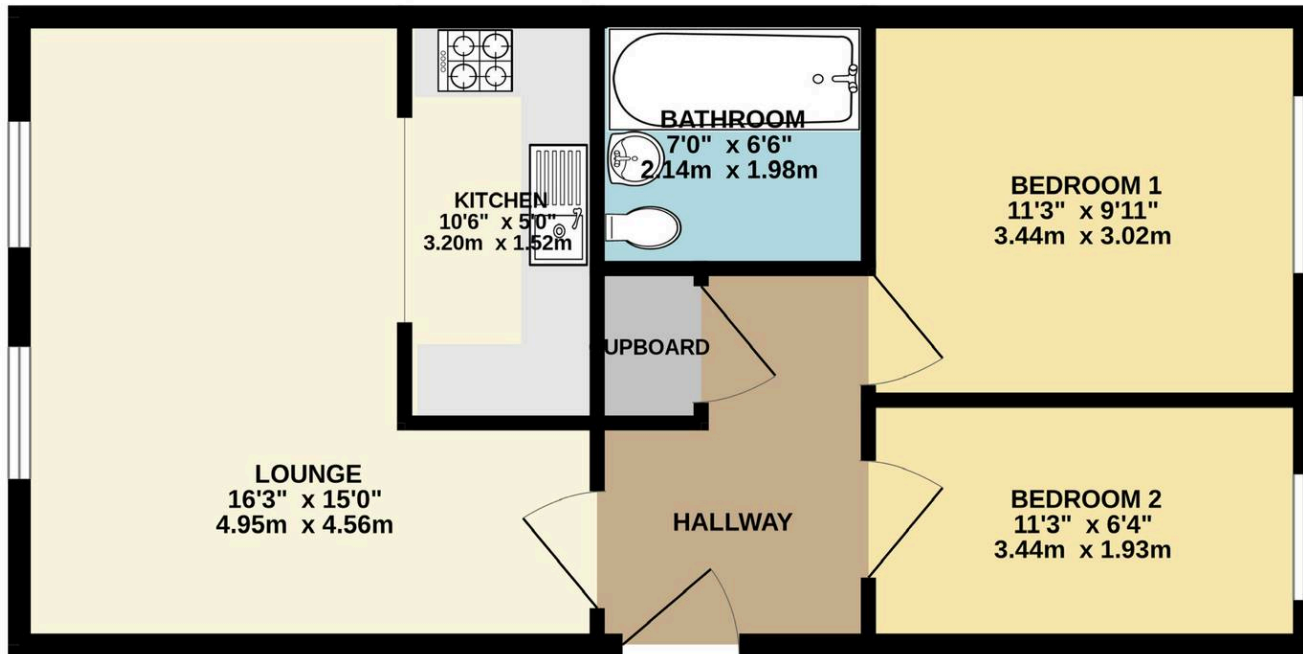
Please note

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Leasehold with approximately 979 years remaining. GLS management Scarborough. £700 per annum - Please check this yourself before purchasing.



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Interested?

Contact our friendly team today
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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