



**Trafalgar Square, Scarborough**

**Offers In The Region Of £80,000**



# Trafalgar Square, Scarborough

## DESCRIPTION

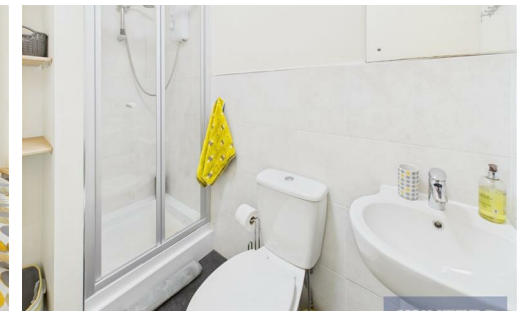
This beautifully presented one-bedroom first-floor apartment offers a rare opportunity to enjoy elegant living in the heart of Scarborough, with views from both the front and rear of the property. Finished to a high standard throughout, this exceptional home blends modern comfort with character charm.

At the front of the property you are welcomed by a large bay window offering picturesque views over Trafalgar Square—a peaceful, leafy crescent just moments from the town centre. To the rear, the bright and spacious double bedroom overlooks the historic Scarborough Cricket Ground, offering a unique and ever-changing backdrop during the summer months.

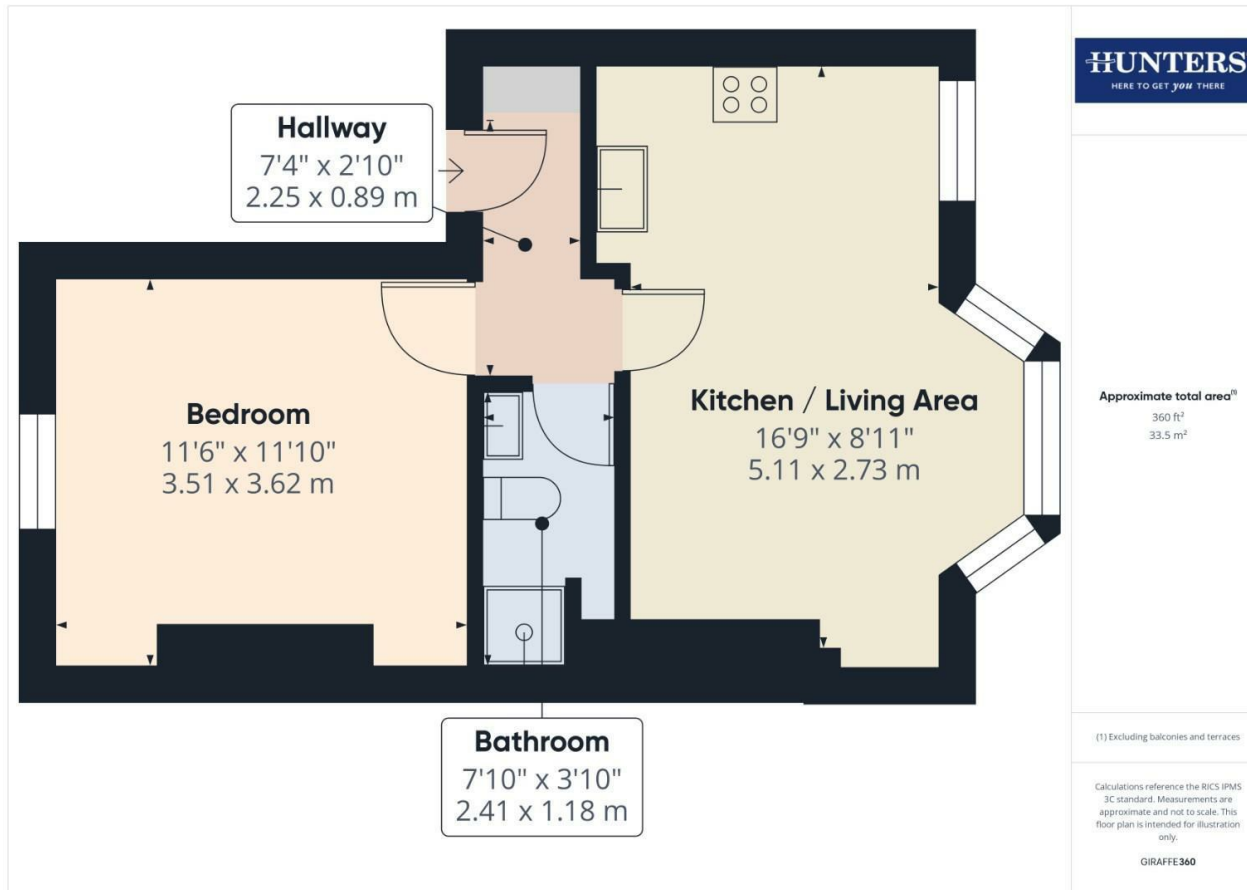
This beautifully presented property boasts a contemporary lounge ideal for relaxation and entertaining, a sleek and fully fitted modern kitchen equipped with quality appliances, a stylish shower room for added convenience, and a double bedroom located towards the rear of the property, offering a tranquil space to unwind.

Early viewing is highly recommended to fully appreciate all that this impressive apartment has to offer.

- One Bedroom First Floor Apartment
- Leasehold Apartment with 20% share of the Freehold
- Views Over Scarborough Cricket Ground
- Modern Interior
- Central Location
- EPC Rating: D
- No Onward Chain
- Vacant Possession

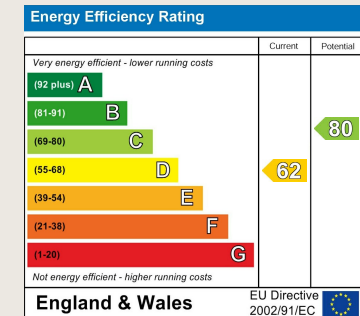






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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