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# Alma Square, Scarborough

£70,000



Located on the second floor with lift access, this well-presented one-bedroom flat offers a modern and practical layout, ideal for first-time buyers, investors, or those seeking a low-maintenance coastal base.

The property features a spacious kitchen, living and dining room, providing ample room. The separate kitchen is well-proportioned and fitted with base and wall units, offering plenty of storage and workspace. The double bedroom provides a comfortable retreat, while the bathroom is fitted with a three-piece suite including a bath with overhead shower, wash basin, and WC.

Situated on Alma Square, Scarborough, the property enjoys a central and convenient location within walking distance of the town centre, train station, and a wide range of local shops, cafés, and amenities. Scarborough's famous South Bay beach, Spa Complex, and seafront attractions are also just a short stroll away, making this an excellent base for both residents and visitors alike.

This second-floor flat presents an excellent opportunity for those looking to enjoy convenient coastal living close to everything Scarborough has to offer.

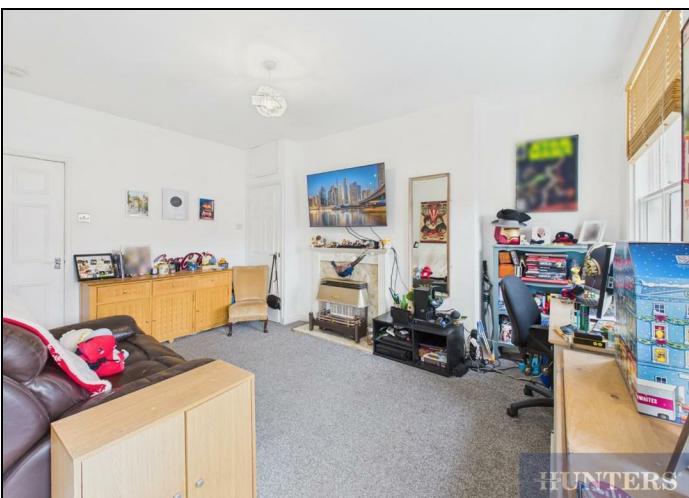
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[scarborough@hunters.com](mailto:scarborough@hunters.com) | [www.hunters.com](http://www.hunters.com)

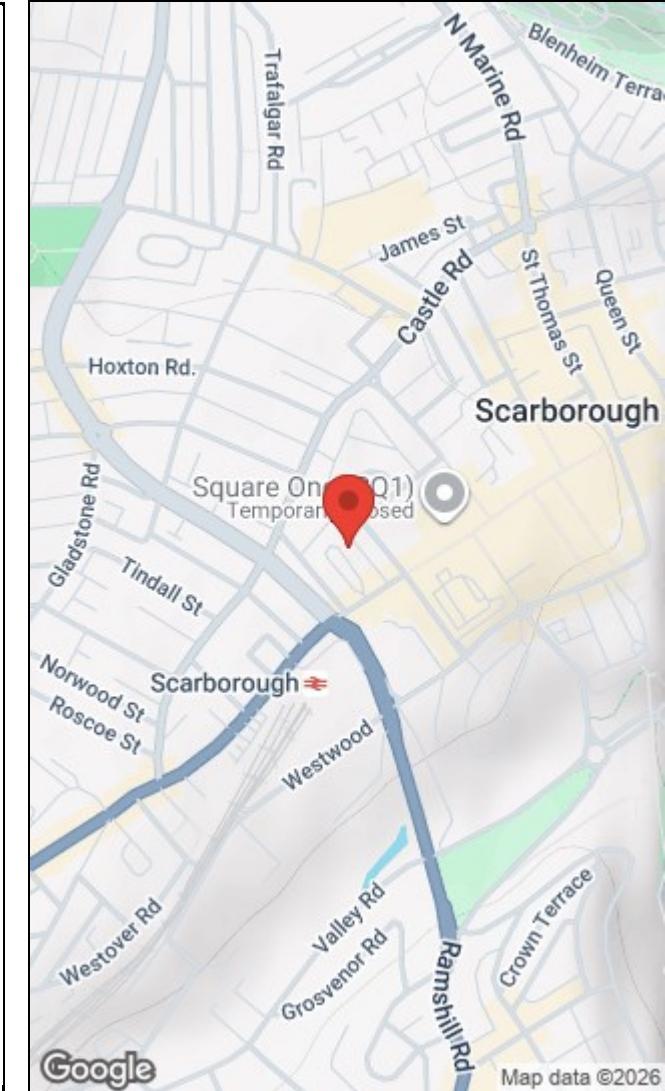
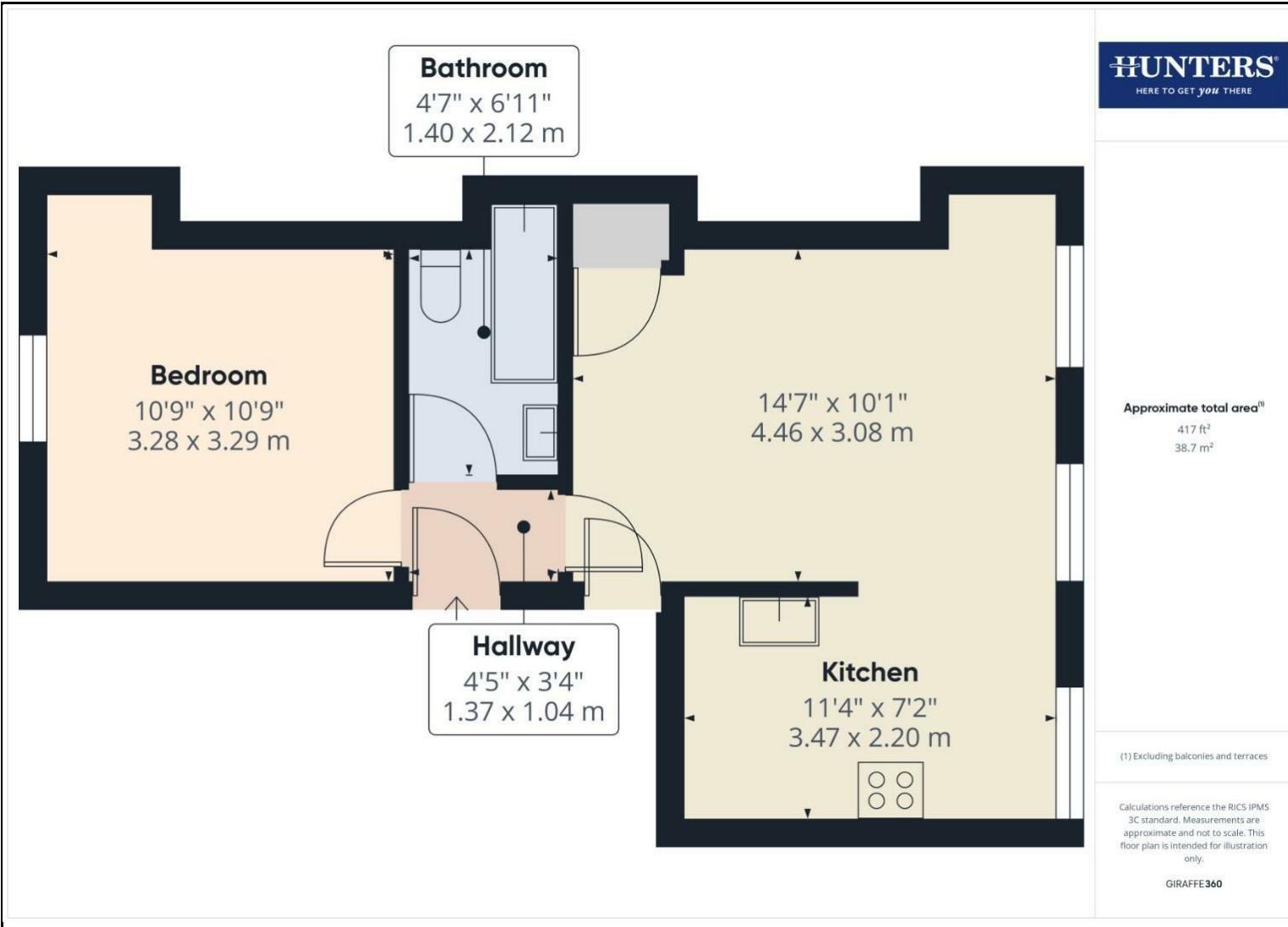


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## KEY FEATURES

- Located on the second floor with lift access
- Spacious lounge/diner with neutral décor
  - Bathroom with shower over bath
  - Modern kitchen with good storage
- Central Alma Square location close to town and beach
- Ideal for first-time buyers, investors or as a holiday base





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	68	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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