





## Flat 4

1A Falsgrave Road, Scarborough

- ONE BEDROOM FIRST FLOOR FLAT
- SEPARATE SHOWER ROOM AND WC
- OPEN PLAN LOUNGE/BEDROOM
- POPULAR FALSGRAVE LOCATION
- NO ONWARD CHAIN

We are delighted to present this one bedroom first floor flat, ideally situated in the ever-popular Falsgrave location.

This property offers a thoughtfully designed layout that maximises space and comfort. The open plan lounge and bedroom area creates a light and airy ambience, providing a versatile space for relaxation and entertaining. The fitted kitchen is well-appointed with storage and workspace, making it ideal for preparing meals with ease. A separate shower room and WC add to the practicality, ensuring privacy and convenience.

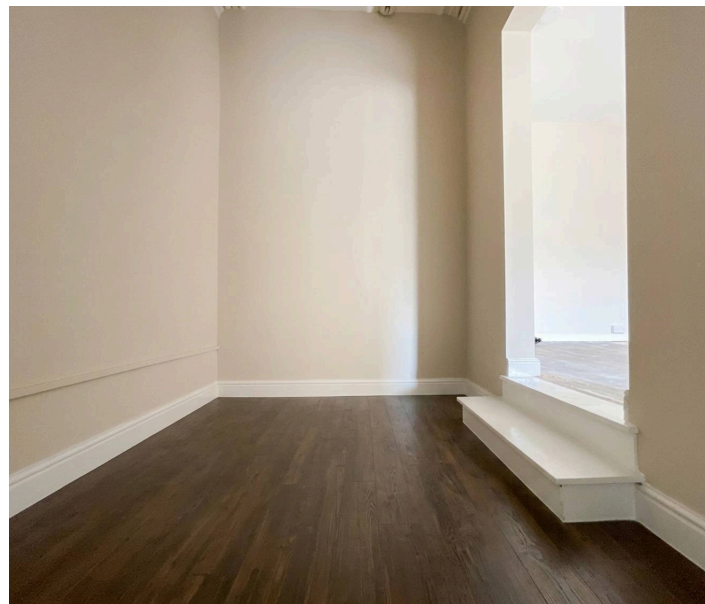
Additionally, the property benefits from a dedicated occasional room, perfect for those who work from home or require extra space for hobbies and belongings.

With no onward chain, this flat offers a straightforward purchase opportunity in a sought-after location close to local amenities, shops, and transport links. This is an excellent chance to secure a stylish and low-maintenance home in a vibrant neighbourhood.

Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Council Tax band: A

Tenure: Leasehold





#### FIRST FLOOR

Kitchen 6' 3" x 6' 7" (1.90m x 2.00m)

Occasional Room 5' 11" x 10' 10" (1.80m x 3.30m)

Lounge 12' 10" x 11' 10" (3.90m x 3.60m)

Bedroom 9' 2" x 8' 10" (2.80m x 2.70m)

WC 5' 11" x 3' 7" (1.80m x 1.10m)

Shower Room 9' 2" x 2' 11" (2.80m x 0.90m)

#### HMRC

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.

#### TENURE/MAINTENANCE

We have been advised by the owner that the property is freehold and that there is a maintenance agreement in place at a cost of £70 per month. The owner is not aware of any restrictions. It is leasehold with share of the freehold.



FIRST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 514 sq.ft. (47.7 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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With you every step of the way



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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