



## *Flat 2, 51 Trafalgar Square, Scarborough, YO12 7PZ*

*Asking Price £69,950*

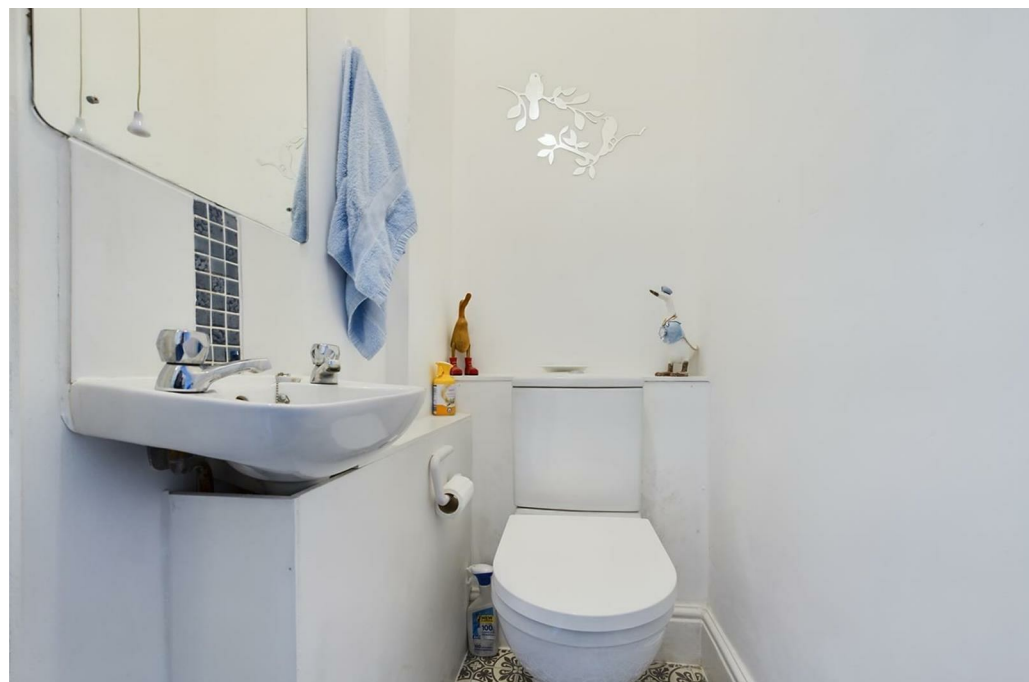
- **MODERN GROUND FLOOR FLAT**
- **DOUBLE GLAZED WINDOWS**
- **IDEAL FIRST TIME BUYER OR INVESTMENT**
- **ONE BEDROOM, EN-SUITE SHOWER ROOM**
- **OPEN PLAN KITCHEN/LOUNGE**
- **ELECTRIC HEATING**
- **SEPARATE LAUNDRY ROOM**
- **NORTHSIDE LOCATION**
- **SEPARATE WC**

## 51 Trafalgar Square, Scarborough YO12 7PZ

**ANDREW COWEN ESTATE AGENTS WELCOMES** to the market this lovely **GROUND FLOOR FLAT** located in the heart of **Trafalgar Square, Scarborough**. This flat offers a modern kitchen/lounge area, perfect for relaxing. The property boasts double glazed windows, ensuring a peaceful atmosphere and plenty of natural light. Ready to move into, **SUITABLE FOR FIRST TIME BUYERS OR INVESTORS ALIKE**.



Council Tax Band: A



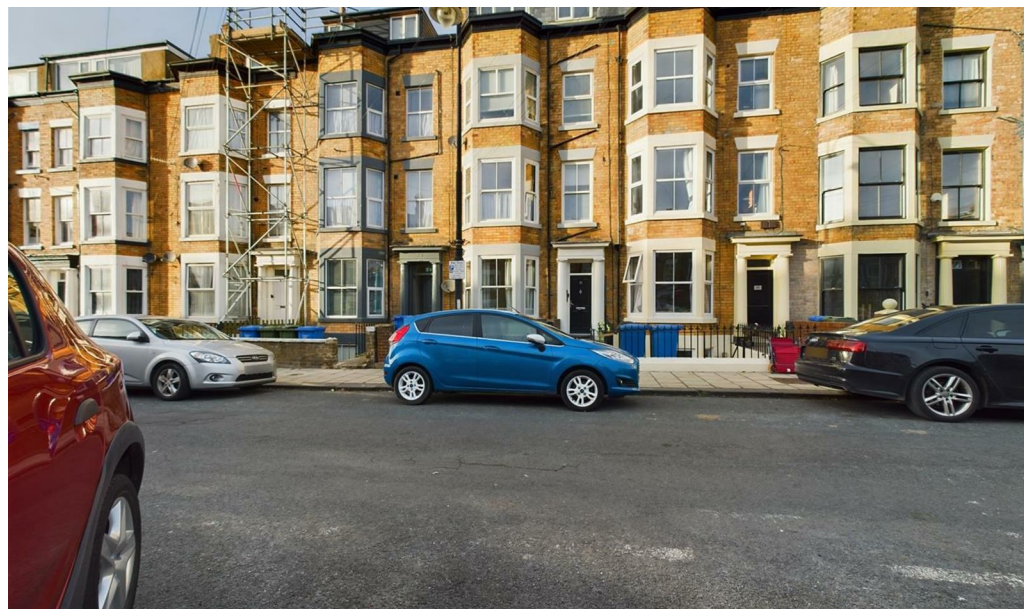


*This ground floor flat features a separate laundry room for added convenience. Has one bedroom with built in storage and en-suite shower room. Separate WC. Radiator to bedroom and and attractive electric fire in the lounge. The flat is leasehold, has 992 years lease remaining has no ground rent. **\*\*Service /maintenance charge £250.00 per annum\*\***. This property is ideal for a single individual or a couple looking for a cosy space to call home.*

*No holiday lets, yes to short term lets. Pets are allowed.*

*The location is amazing, being close to the Open Air Theater, Peasholm Park, and North Bay. Whether you enjoy outdoor performances, leisurely strolls in the park, or relaxing by the seaside, this property offers easy access to all these wonderful amenities.*

*Don't miss out on the opportunity to make this lovely flat your own and enjoy all that Trafalgar Square has to offer. **PLEASE CALL OUR FRIENDLY SALES TEAM ON 01723 377707 to arrange your viewing today!***





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

338.84 ft<sup>2</sup>

31.48 m<sup>2</sup>

(1) Excluding balconies and terraces

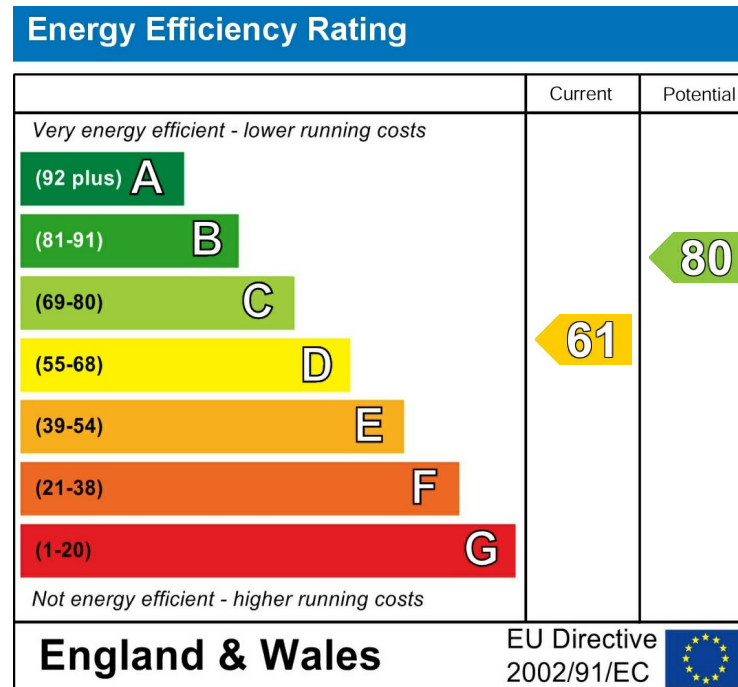
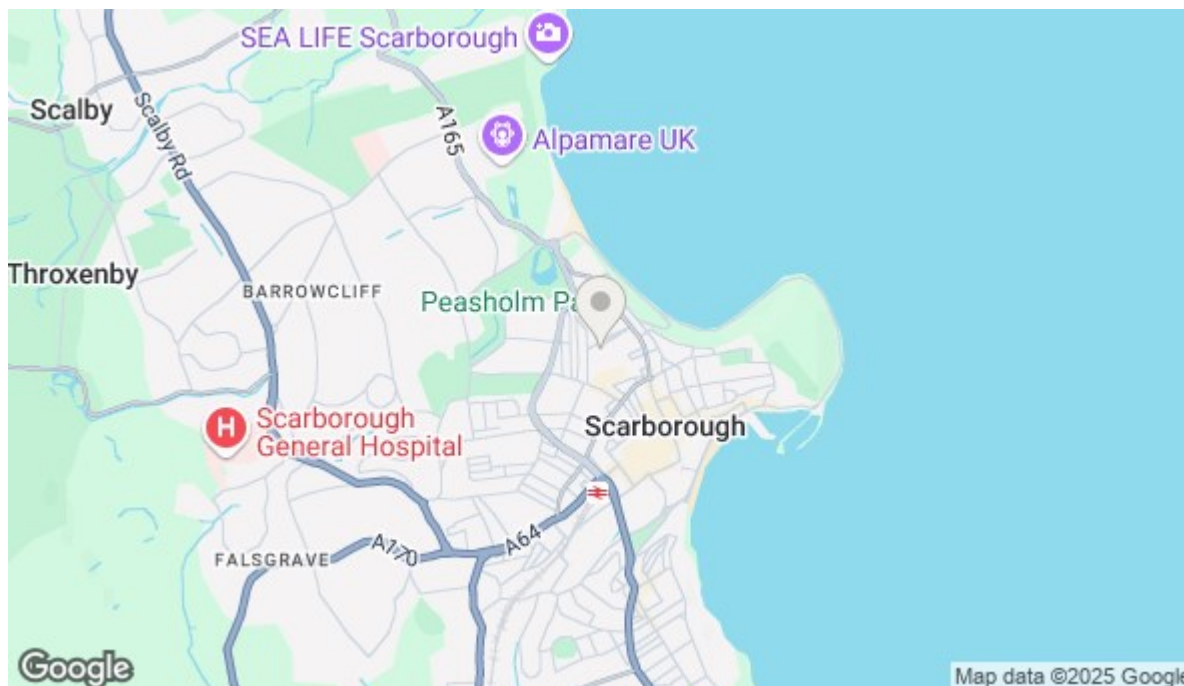
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







## Viewings

Call the office to make an appointment today!

**01723 377707**



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View our website here!

## Looking to Sell?

Book a no obligation valuation today!

**01723 377707**