



## *Flat 5 The Miltons, 17-18 Alma Square, Scarborough, YO11*

*Guide Price £88,000*

- *TOWN CENTRE LOCATION*
- *NO UPPER CHAIN*
- *PERFECT FOR FIRST TIME BUYER*
- *TWO BEDROOMS*
- *FIRST FLOOR FLAT*
- *GOOD EPC RATING - C*
- *COMMUNAL LIFT*

## *17-18 Alma Square, Scarborough YO11 1JR*

*Situated within Scarborough Town Centre over looking open gardens and just moments from the train station. Comprising; large lounge, separate kitchen, 2 BEDROOMS & BATHROOM makes this the perfect pad for a FIRST TIME BUYER or an INVESTOR looking for a good rental income.*



*Council Tax Band: A*



***An ideal opportunity to buy this spacious two bedroom first floor apartment, situated in the heart of the town centre, The property consists of a good sized lounge, kitchen/diner , two bedrooms & bathroom. This property would be ideal for first time buyers or Buy To Let investors.***

***Situated on the edge of Scarborough town centre, this first floor flat is perfectly located to enjoy all that Scarborough has to offer. A stone's throw from the shopping parade, bus route, A64 and the train station, this flat is ideal for a first time buyer, a working professional or couple to enjoy the delights of Scarborough but also enjoy trips through to Malton, Pickering, York and beyond thanks to its great location and transport links. Both the North Bay and the South Bay beach and amusements are just a short distance away meaning you could be enjoying a stroll on the beach in no time. The Sands, Peasholm Park, Alpamare Waterpark and The Open Air Theatre are just a bit further round the beautiful Promenade where you can watch the waves and take in the sea air.***

***The property comes to market with NO UPPER CHAIN.***

***Leasehold with a share in Freehold 125 years from 1989***

***Service charge - £976.21***

***No ground rent***

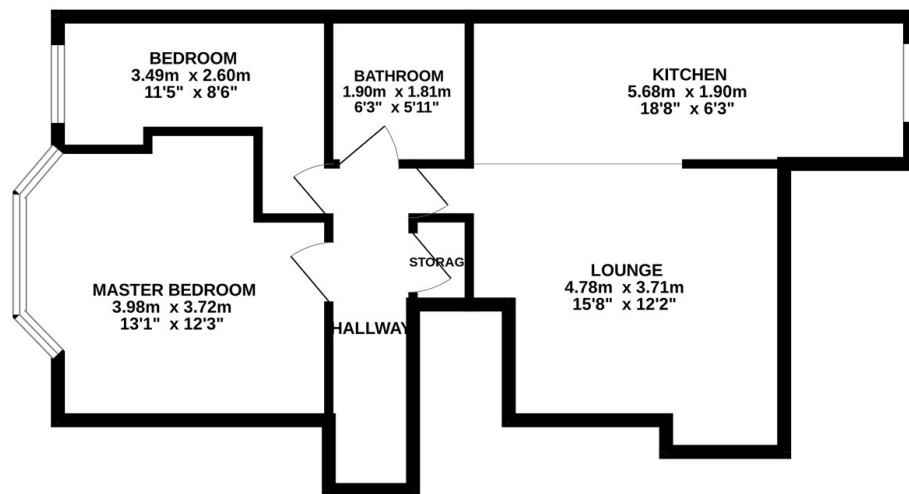
***No Pets***

***No Holiday lets***

***Yes to lets***



GROUND FLOOR  
52.6 sq.m. (566 sq.ft.) approx.



TOTAL FLOOR AREA: 52.6 sq.m. (566 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Directions

Viewings

*Viewings by arrangement only.  
Call 01723 377707 to make an appointment.*

Council Tax Band

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	