





colin ellis

Alma Square,
Scarborough, YO11 1JR

Guide Price £55,000

An appealing one bedroom first floor flat enjoying an attractive outlook over the established gardens of Alma Square. Set within an impressive period building, the property benefits from gas central heating and offers a spacious bay fronted living room, separate kitchen, double bedroom and bathroom, together with the added convenience of lift access.

Centrally located, the property enjoys very good access to local bus services and Scarborough train station, as well as being conveniently placed for the town centre and its wide range of amenities.

We have been advised that long term residential letting is permitted, offering potential to both owner occupiers and investors.

1 1 1 EPC

PROPERTY DESCRIPTION

Situated on the first floor of an attractive period building on Alma Square, this appealing one bedroom apartment enjoys a particularly pleasant outlook across the established gardens and mature trees of the square.

The accommodation is arranged around a central hallway and offers a practical, well-proportioned layout. The principal reception room is a generous and characterful space, featuring an attractive bay window which provides plenty of natural light while taking full advantage of the garden outlook. There is ample room for both comfortable seating and a dining area. Adjoining the living room is a separate kitchen, fitted with a range of wall and base units, work surfaces and space for the usual appliances.

The double bedroom is another well proportioned room, providing ample space for a double bed and freestanding bedroom furniture. The bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

This property presents an excellent opportunity for a purchaser to update the accommodation to their own taste whilst retaining the generous proportions and character of the apartment. A notable advantage is the lift serving the building, providing convenient access to the first floor.

The outlook is a particular feature, with the apartment looking towards the attractive green space of Alma Square, creating a pleasant setting whilst remaining conveniently positioned for Scarborough town centre and its amenities.

Overall, this is a characterful and conveniently arranged one bedroom apartment combining a delightful garden outlook, generous reception space and lift access within an attractive period building.

LIVING ROOM

KITCHEN

BEDROOM

BATHROOM

TENURE

Our vendor has informed us of the following:

Leasehold with 88 years remaining
Maintenance Charge: £1090 PA
Assured Periodic Tenancy (APT): Allowed
Holiday Lets: Not Allowed
Pets: Not Allowed

Please note all matters of tenure are subject to verification and clarification in a contract of sale



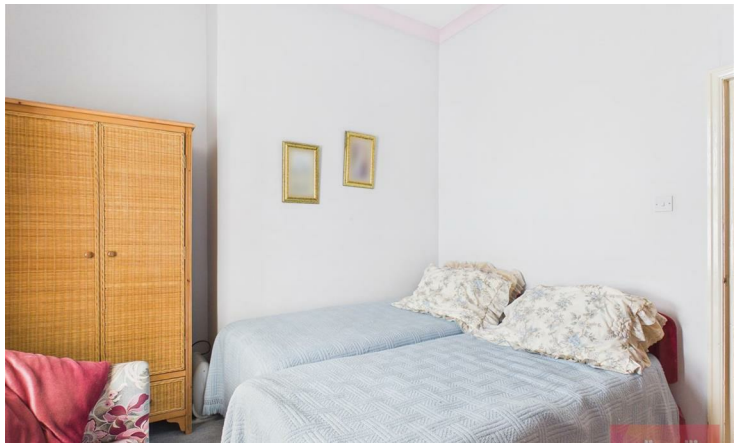


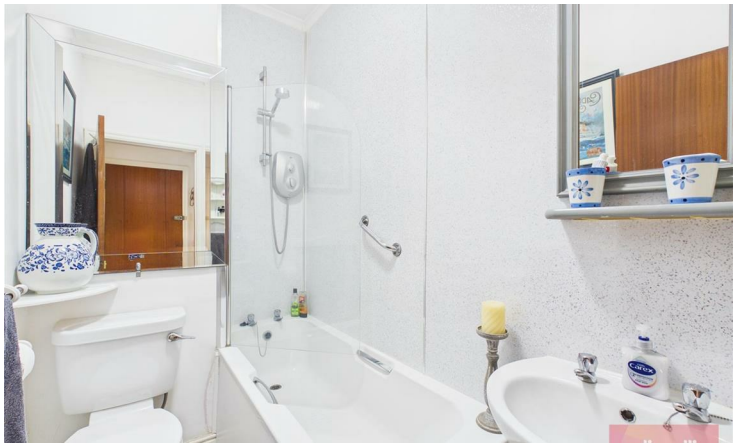



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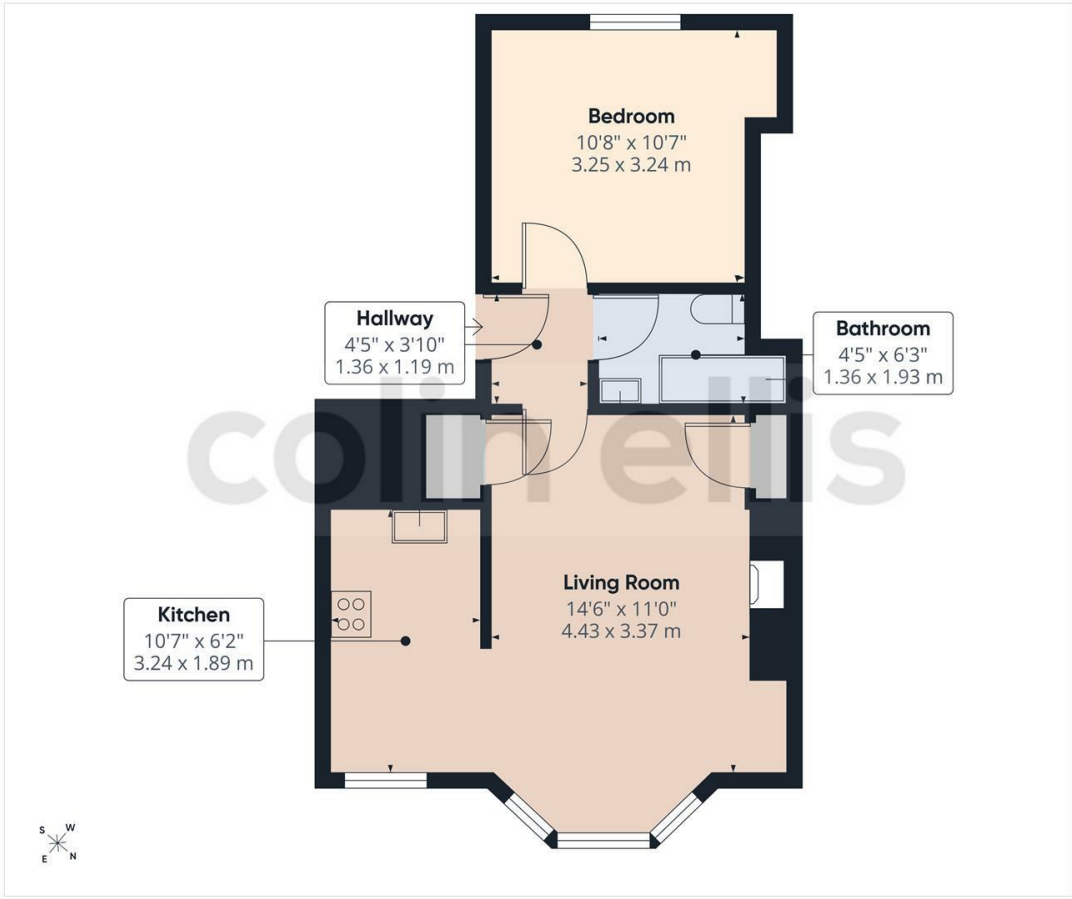

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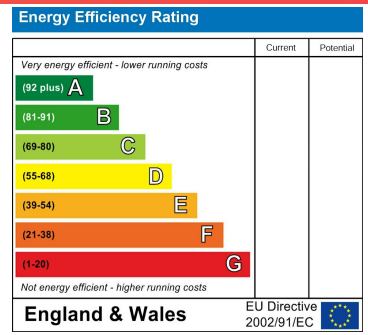






Alma Square - 18835779
Council Tax Band - A
Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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