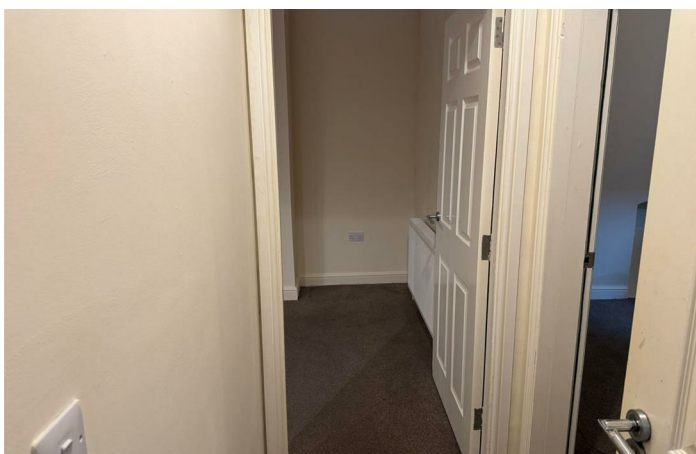




Alma Square
Scarborough YO11 1JR

£67,500 Leasehold





Location

Welcome to this charming one-bedroom flat nestled in the heart of Scarborough, offering the perfect blend of comfort, convenience, and coastal living. Whether you're a first-time buyer, a buy-to-let investor, or searching for a peaceful seaside retreat, this delightful property ticks all the boxes. This flat presents an excellent opportunity to live in one of North Yorkshire's most sought-after locations.

Step inside to discover a bright and good-sized reception room that serves as the perfect space to relax, entertain, or simply unwind after a busy day. Large windows flood the room with natural light, creating a warm and inviting atmosphere. The versatile layout allows for easy furnishing options, whether you prefer a cosy lounge setting or a sleek modern style. This room is ideal for both everyday living and hosting friends and family.

The kitchen is thoughtfully designed with practicality in mind, featuring ample storage cupboards, modern appliances, and plenty of work surface space for all your culinary adventures. Whether you're whipping up a quick breakfast or preparing a gourmet meal, the kitchen provides everything you need in a compact yet functional area.

The spacious bedroom offers a peaceful haven where you can retreat to rest and recharge. With ample space for a double bed, wardrobes, and additional furniture, this room embraces simplicity and comfort. Soft neutral tones and natural light create a calming environment, perfect for a good night's sleep or lazy weekend mornings.

Completing this wonderful property is a modern, well-appointed bathroom features a shower, wash basin, and toilet. Clean lines and contemporary fittings contribute to a fresh and hygienic feel, ensuring your daily routines are both comfortable and enjoyable.

Don't miss this fantastic opportunity to own a lovely home in Scarborough's thriving community. Whether you want to embrace coastal living or

invest in a promising property, this flat provides an ideal combination of value, location, and comfort. Contact us today to arrange a viewing and make this wonderful Scarborough flat your new home!

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band **A**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.