

**Tenure**  
Leasehold

**Council Tax Band**  
A

**Viewing Arrangements**  
Strictly by appointment

**Contact Details**  
14 Aberdeen Walk  
Scarborough  
North Yorkshire  
YO11 1XP

www.ellishay.co.uk  
info@ellishay.co.uk  
01723 350077

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Reference:  
Flat 1, 51 Trafalgar Square

Disclaimer: Ellis Hay strive to provide accurate sales particulars for our customers, however no responsibility can be held for inaccuracy or error and our measurements are approximate. Although we have inspected the property, no fittings, services or appliances have been tested by ourselves either within or outside the building, and we would advise obtaining verification from a solicitor or surveyor. If travelling a considerable distance please contact us if there is a particular aspect of the property you would like confirming.

**Trafalgar Square**  
Scarborough, YO12 7PZ

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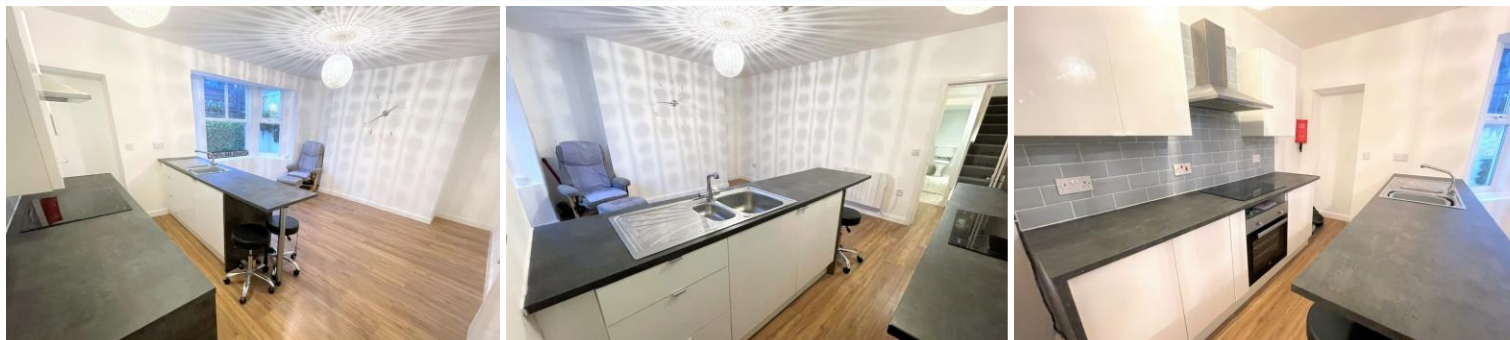
Tel: 01723 350077  
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**Guide Price £75,000**

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Ellis Hay are pleased to present this fantastic 1 BEDROOMED flat close to the town centre in Trafalgar Square. Situated within a well managed and maintained block, this property would be ideal for first time buyer, investors or people looking for a holiday home. As well as having a large lounge/diner, bathroom/utility, shower room and spacious bedroom, the property also offers a private garden space that is located directly to the rear. The lower ground flat is well presented throughout and would only need a new owners own taste to suit. Council tax band A. Early viewing advised.



## Property Description

### MAIN ENTRANCE

Communal entrance and hallway leading to flat front door. Entrance hallway with uPVC door leading to private garden area.

### STAIRS

Leading down to

### LOUNGE/DINER

With front aspect uPVC bay window, laminate flooring, ceiling lights, wall mounted electric heater, kitchen area has a range of wall and base units, stainless steel sink and mixer tap, electric oven with electric hob and extractor hood and tiled splashback.

### BEDROOM

With rear aspect uPVC window (which serves as fire escape and complies to regulations), wall mounted electric heater and ceiling light.

### BATHROOM/UTILITY

With low level WC, side aspect uPVC frosted window, tiled throughout, wall mounted electric water heater, extraction unit, white ladder style electric heater, hand wash basin, space and plumbing for washing machine.

### STAIRS

leading back up to

### SHOWER ROOM

Tiled throughout, walk in glass shower enclosure with electric shower.

### GARDEN

Directly to the rear of the property, artificially grassed space for outside enjoyment.

## MAINTENANCE/TENURE

Lease will be 999 years from purchase, maintenance fees of £250 per annum and will cover the building insurance/fire alarm and sensors/maintenance/cleaning of communal areas. No holiday lets/Air bnbs. Pets will be considered but would need approval from the landlord.

## DIRECTIONS

SatNav - YO12 7PZ

What3Words - slams.jets.jaws

- 1 BEDROOM
- WELL DECORATED THROUGHOUT
- CLOSE TO TOWN CENTRE
- PRIVATE OUTSIDE SPACE
- UPVC DOUBLE GLAZING

