



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

Flat 5, 61 Trafalgar Square, Scarborough

Offers Over £70,000



- IMMACULATELY PRESENTED ONE BEDROOM TOP FLOOR APARTMENT
- BALCONY, CRICKET GROUND & OPEN ASPECT VIEWS
- NO RESTRICTIONS
- NO ONWARD CHAIN
- IDEAL FIRST TIME HOME/HOLIDAY LET/INVESTMENT

We are delighted to present this immaculately presented one bedroom top floor apartment, offering a stylish and contemporary living space ideally suited to first time buyers, investors, or those seeking a holiday retreat. The property enjoys far-reaching sea views, offering a wonderful sense of space and outlook. Ideally situated just a short distance from North Bay beach, it provides easy access to the coastline and all its attractions.

The apartment boasts a spacious open plan living and dining area, seamlessly flowing into a modern fitted kitchen that provides the perfect setting for both relaxing and entertaining. The bedroom is generously sized and filled with natural light, creating a calm and inviting atmosphere, while the bathroom is finished to a high standard with sleek fixtures and fittings. One of the standout features of this superb apartment is the private balcony, which enjoys open aspect views over the cricket ground, adding a unique and tranquil backdrop to every-day life.

With no onward chain and no restrictions, this property offers excellent flexibility and immediate move-in potential. Situated in a sought-after location with convenient access to local amenities, transport links, and leisure facilities, this apartment combines comfort, style, and practicality.

Early viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional home has to offer.

Council Tax band: A

Tenure: Leasehold





ACCOMMODATION

THIRD FLOOR

Living Room

9' 6" x 10' 10" (2.90m x 3.30m)

Kitchen

9' 6" x 6' 3" (2.90m x 1.90m)

Study/Office

7' 10" x 5' 3" (2.40m x 1.60m)

Bedroom

10' 2" x 12' 2" (3.10m x 3.70m)

Bathroom

5' 3" x 7' 10" (1.60m x 2.40m)

Balcony

6' 11" x 6' 7" (2.10m x 2.00m)

Tenure/Maintenance

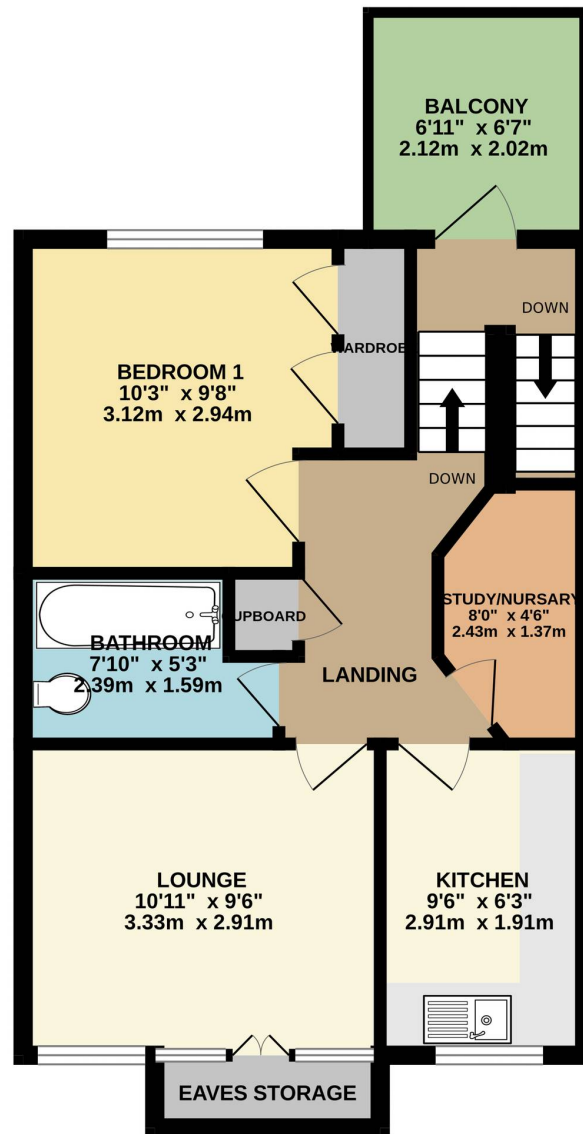
We have been informed by the vendor the property is leasehold with roughly 983 years remaining on the lease and a maintenance agreement is in place. For further details in relation to the maintenance agreement please contact our office.

Details Prepared

AB220426



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132