





Flat 1

1A Falsgrave Road, Scarborough

- FIRST FLOOR ONE BEDROOM FLAT
- POPULAR FALSgrave LOCATION
- CLOSE TO LOCAL AMENITIES AND TOWN CENTRE
- BATHROOM WITH SHOWER, WC & SINK
- OPEN KITCHEN/LIVING ROOM
- NO ONWARD CHAIN

We are delighted to present this well-appointed first floor one bedroom flat, ideally situated in the ever-popular Falsgrave location.

Offering a blend of comfort and convenience, this property is just a short distance from local amenities and the vibrant town centre, making it an excellent choice for first-time buyers or those seeking a low-maintenance home. The accommodation boasts an open kitchen and living room, providing a space for relaxing or entertaining. The bathroom is fitted with a shower, WC and sink, ensuring practicality and ease of living. The well-proportioned bedroom offers a peaceful retreat.

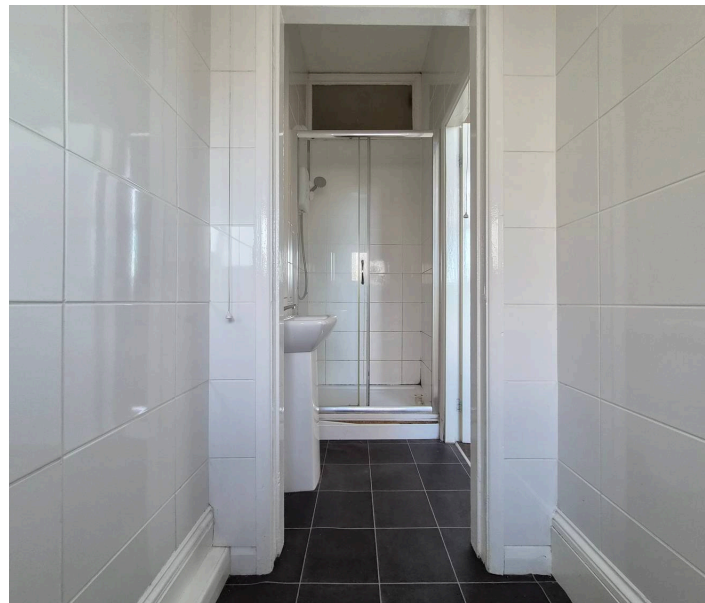
With the added benefit of no onward chain, this property presents an outstanding opportunity for a swift and straightforward purchase. With everyday essentials and leisure options close at hand, early viewing is highly recommended to appreciate all that this delightful flat has to offer.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





FIRST FLOOR

Entrance

Kitchen/Living Room

14' 1" x 10' 6" (4.30m x 3.20m)

Bedroom

15' 1" x 9' 10" (4.60m x 3.00m)

Bathroom

11' 6" x 3' 7" (3.50m x 1.10m)

TENURE/MAINTENANCE

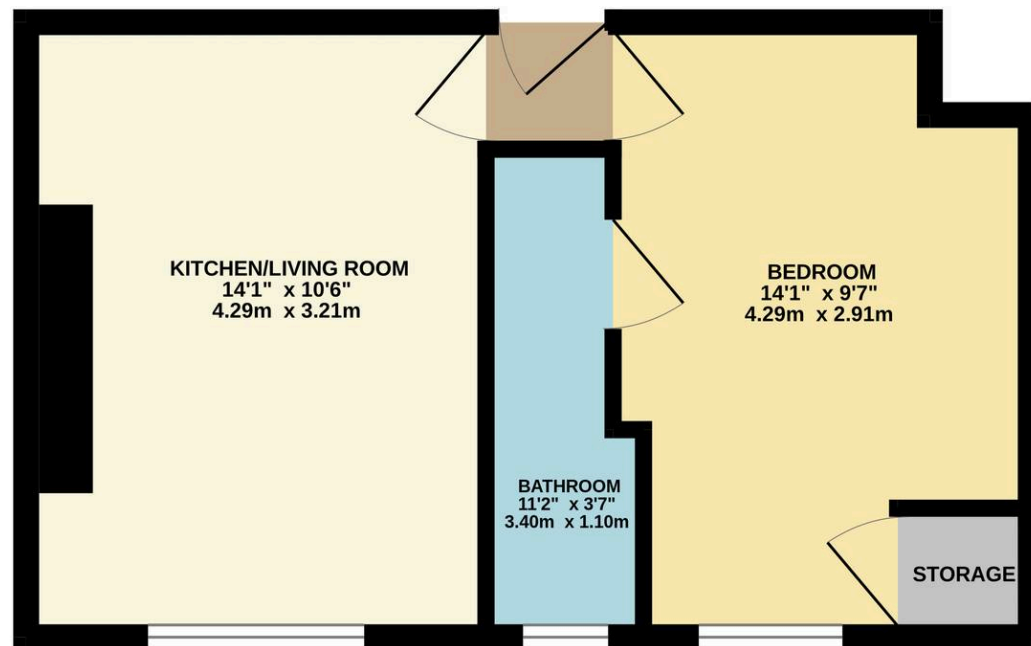
We have been advised by the owner that the property is freehold and that there is a maintenance agreement in place at a cost of £70 per month. The owner is not aware of any restrictions. It is leasehold with share of the freehold.

HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 310 sq.ft. (28.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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