



FLAT 4, TRAFALGAR SQUARE, YO127PY

One bedroom top floor self contained leasehold flat, panoramic views, UPVC windows, gas central heating, lounge, kitchen, bedroom, three piece bathroom, close to town, short walk to cliff top walks, north bay and coastline.

Price for leasehold
REDUCED TO £58,500



75 Newborough, Scarborough, YO11 1ET
Tel: 01723 379991
www.jacksonspropertyservice.co.uk

**FLAT 4, TRAFALGAR SQUARE,
SCARBOROUGH**

One bedroom top floor leasehold flat, very central location, short walk to cliff top walks with sea and castle views, The accommodation is self contained and reveals own entrance hall, lounge, sizeable kitchen, bedroom with wide picture window and rooftop views towards Olivers Mount, three piece bathroom suite. Gas central heating to radiators, UPVC windows. Ideal buy to rent or starter home.

DIRECTIONS: From the Castle Road/North Marine Road roundabout go up North Marine Road, turn left into Trafalgar Square, this property is immediately on the left hand side.

COMMUNAL ENTRANCE

STAIRS TO

THIRD FLOOR

THE FLAT

ENTRANCE HALL Built-in store cupboard, loft access.

LOUNGE (13'3" x 11' max) Wall light, exposed purlin beam, radiator, rooftop views, UPVC window, wall mounted telephone security entrance system.

KITCHEN (13'3" x 6'3") Stainless steel sink unit on double base unit, side work top, wall mounted gas central heating boiler, gas cooker point, radiator.

BEDROOM (11'9" max x 9') Radiator, UPVC window views over rooftops towards Olivers Mount.

BATHROOM Three piece suite in white comprising bath, hand basin, wc, extractor fan, radiator.

VIEWING By appointment through this office.

MEASUREMENTS Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS

Conditions of receiving Jacksons Property Service particulars.

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.

