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Trafalgar Square, Scarborough

Offers In Excess Of £60,000



Nestled in the heart of Trafalgar Square, Scarborough, this charming ground floor flat offers a delightful blend of comfort and convenience. With one spacious bedroom, this property is perfect for individuals or couples seeking a tranquil retreat in a vibrant location.

The open plan kitchen and living area creates a welcoming atmosphere, ideal for both relaxation and entertaining. The kitchen is well-equipped, allowing for easy meal preparation while remaining connected to the living space. Natural light floods the room, enhancing the sense of space and warmth.

The flat features a modern shower room, additionally, there is a separate WC, adding to the practicality of the layout. There is also a private laundry room on the first floor.

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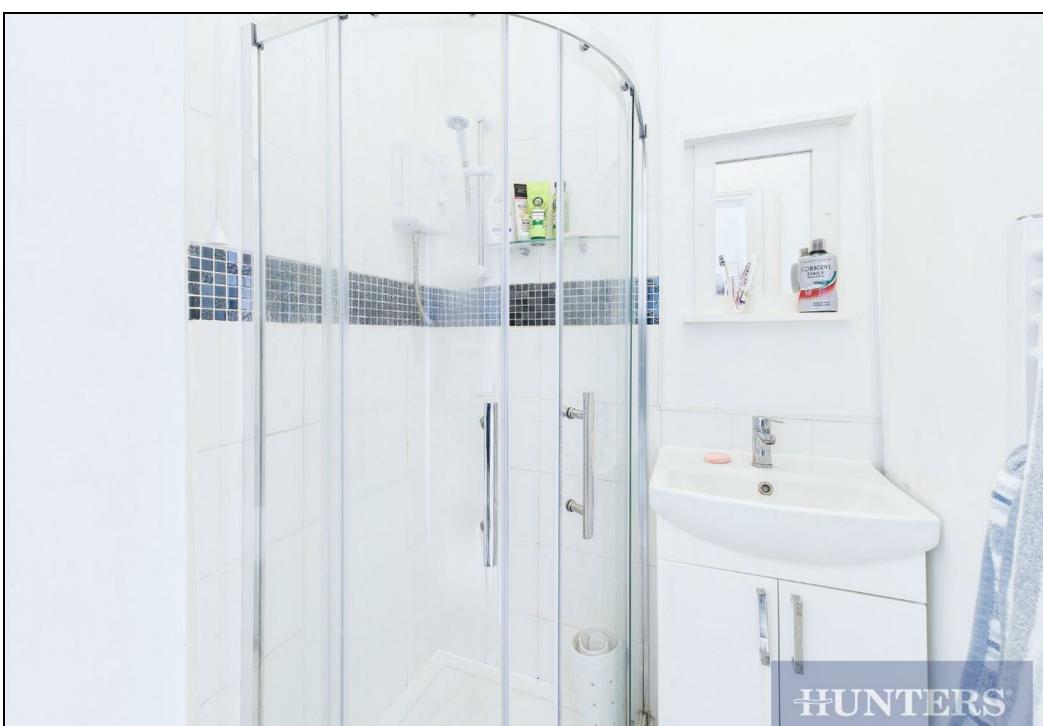


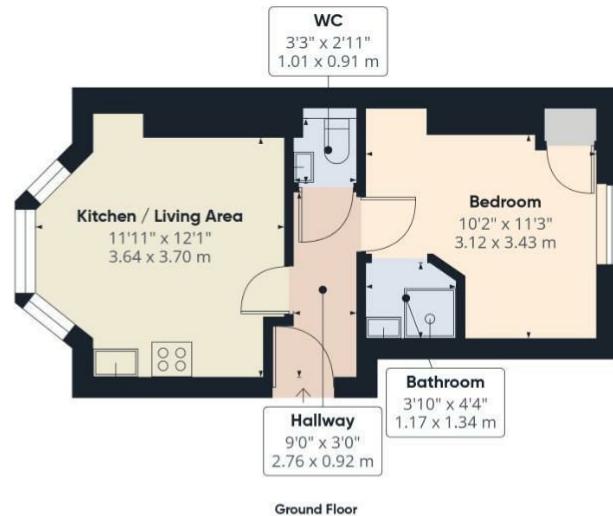
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KEY FEATURES

- One Bedroom Apartment
- Open Plan Kitchen/Living
- Shower Room and WC
- Town Location
- Council Tax: A
- EPC: D







Floor 1

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Approximate total area⁽¹⁾

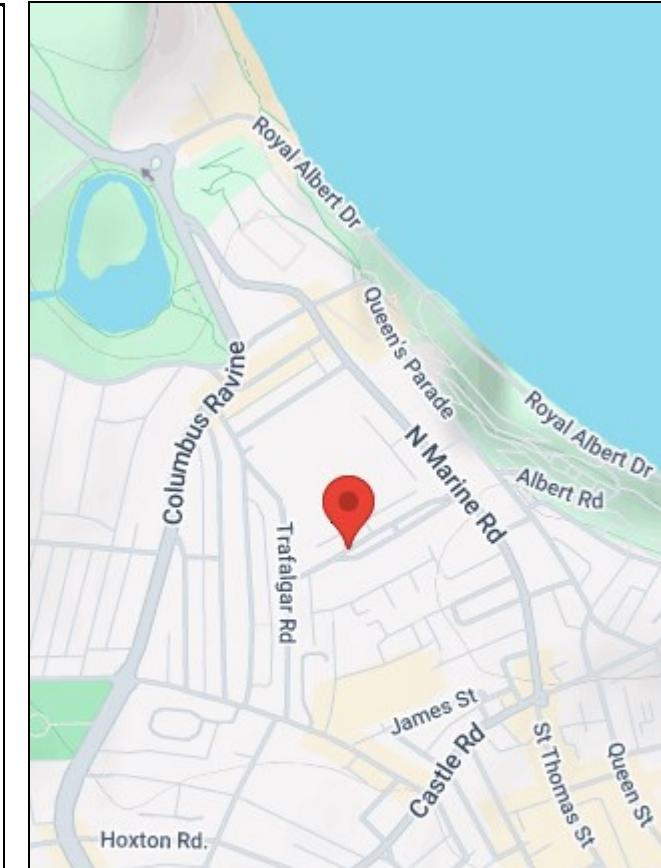
334 ft²
31.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	61	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
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Not environmentally friendly - higher CO ₂ emissions			
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