



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

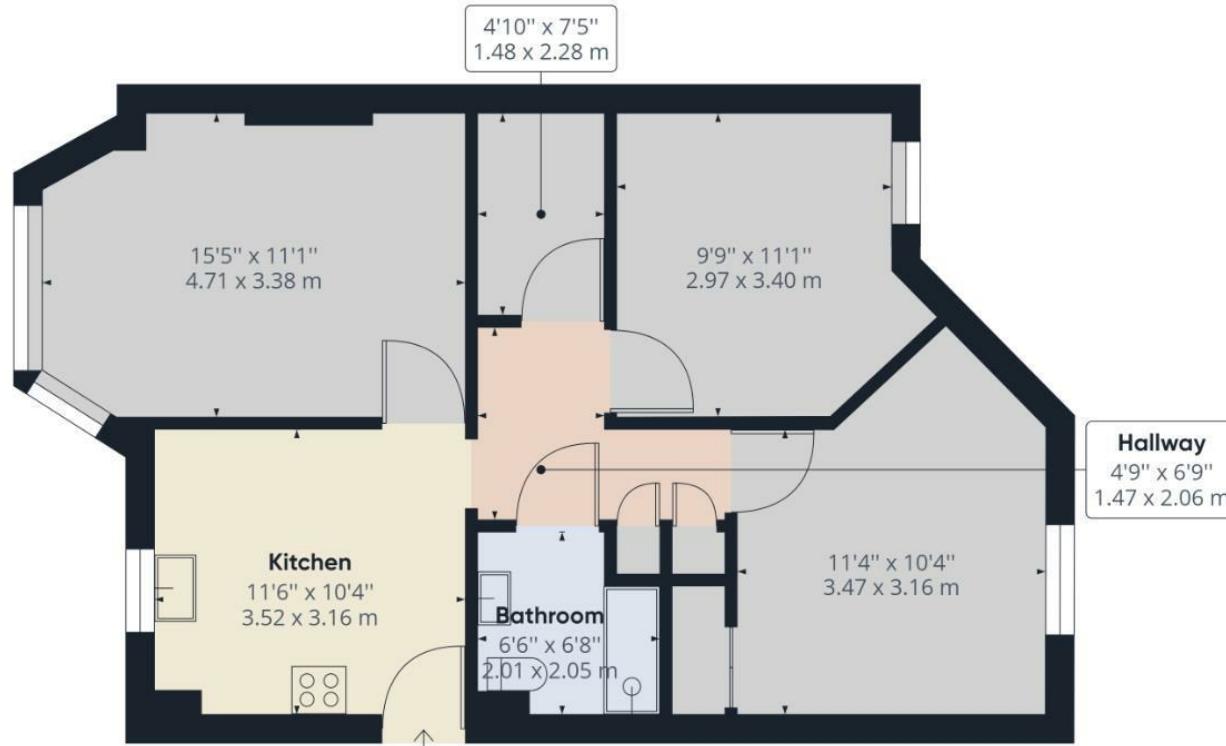
Communal Entrance Hall	gas hob, extractor hood and power points.	Garden Mainly laid to lawn communal garden.
Apartments Entrance Hall	Store Room 4'10" x 7'5"	Parking Allocated parking space access via
Entry Phone.	Large storeroom/office and power points.	Albermarle Back Road, clearly identified by the number 3.
Lounge 15'5" x 11'1" UPVC double glazed window to the front aspect, double radiator, electric feature fireplace, TV point and power points.	Bedroom 1 11'4" x 10'4" UPVC double glazed window to the rear aspect, radiator and power points.	Agents Notes Council Tax- B EPC- C Leasehold. Service Charges for Beyond Housing: £217.67 per year No Holiday Lets
Kitchen 11'6" x 10'4" UPVC double glazed window to the front aspect, tiled lino flooring, range of wall and base units with roll top work surfaces, tiled splash back, plumbed for washing machine, sink and drainer unit, integrated fridge/freezer, electric oven,	Bedroom 2 9'8" x 11'1" UPVC double glazed window to the rear aspect radiator and power points.	Bathroom 6'7" x 6'8" Tiled lino floor, heated towel rail and three-piece suite comprising of tiled double shower unit, low flush WC and wash hand basin with vanity unit.

**Hunters are delighted to bring to the market this FANTASTIC GROUND FLOOR apartment centrally located in Scarborough offering TWO DOUBLE BEDROOMS, MODERNISED INTERIOR. Benefiting from OFF STREET PARKING, UPVC DOUBLE GLAZING AND CENTRAL HEATING THROUGHOUT this property is being offered to the market with NO ONWARD CHAIN and is the IDEAL INVESTMENT OPPORTUNITY for a RANGE OF BUYERS.**

**This well presented living accommodation briefly comprises: bay fronted lounge, kitchen, two bedrooms, large store cupboard with potential to be an office room and shower room with three-piece suite.**

**Being located in a central area the property offers excellent access to a wide range of local amenities and attractions including local shops and supermarket, Falsgrave Park and play area, 24 hour garage, Scarborough hospital plus a choice of popular junior and secondary schools.**

**Call now to arrange a viewing!**



Approximate total area<sup>(1)</sup>

674.79 ft<sup>2</sup>  
62.69 m<sup>2</sup>

(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.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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