



W I L L O W G R E E N

E S T A T E A G E N T S



**Flat 4, 53 Trafalgar Square
Scarborough, YO12 7PZ**

£575 Per month

A one bedrooomed unfurnished THIRD floor flat located in a lovely square with easy access to the town centre, parks and the beach.

The property briefly comprises: windowed front facing lounge with an open plan fitted kitchen area with integral electric oven, hob & extractor hood, double bedroom and compact shower room all with electric heaters. On street parking.

AVAILABLE on an Assured Shorthold Tenancy

No smokers

EPC: rating C

Council Tax: band A

Let: unfurnished

Deposit: £575

COMMUNAL ENTRANCE

Stairs giving access to all the flats.

ENTRANCE HALL

Fire door, access to all the rooms.

KITCHEN AREA



Kitchen Area with a range of wall and base units with roll top work surface, stainless steel sink and drainer, integrated electric oven and four ring hob with extractor hood. . Electric wall mounted heater.

LOUNGE AREA



UPVC double glazed windows to the front aspect, TV point, power points and electric wall mounted heater.

BEDROOM



UPVC double glazed window to the rear aspect, with views over Scarborough cricket club. Storage cupboard, electric wall mounted heater and power points.

BATHROOM

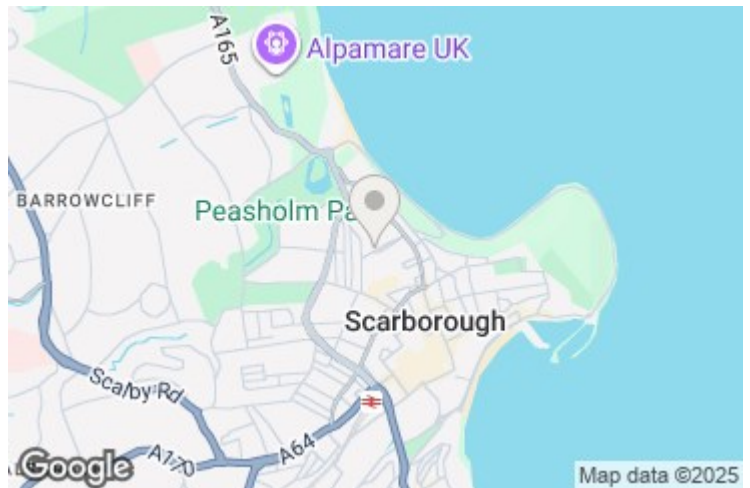


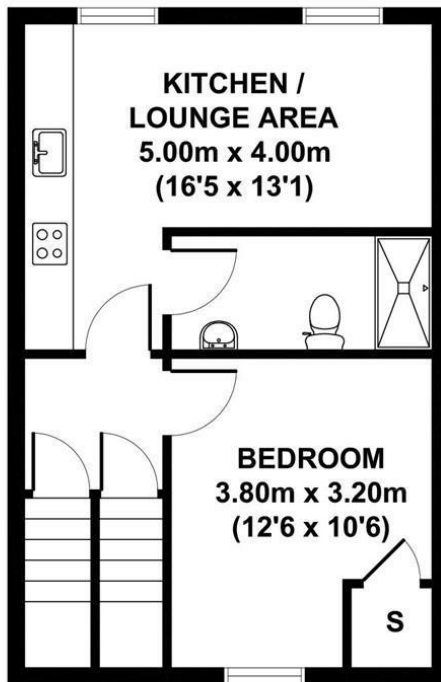
Modern white bathroom suite comprising of low flush WC, wash hand basin, modern walk in shower, extractor fan.

VIEW



Views over Scarborough Cricket Club.

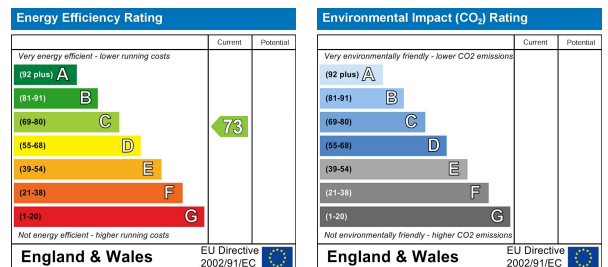
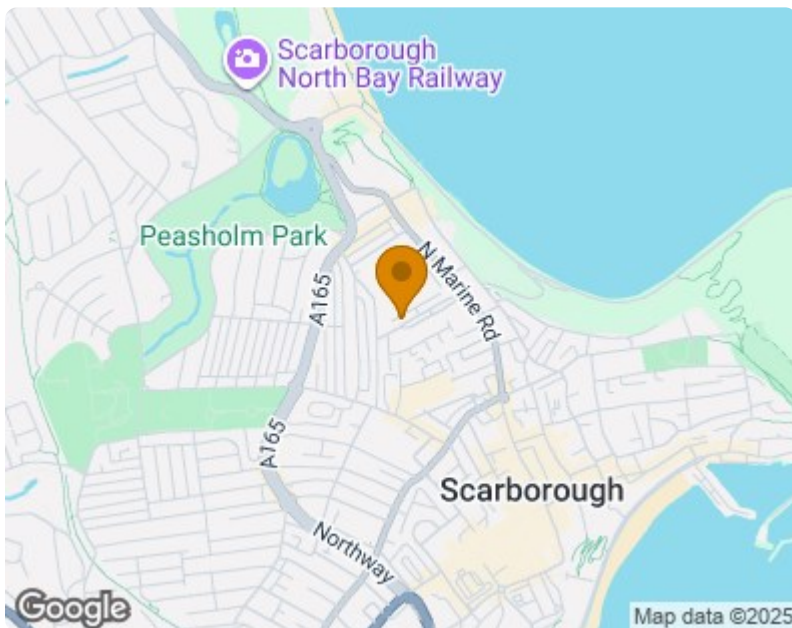




TRAFALGAR SQUARE FLATS

APPROX. GROSS INTERNAL FLOOR AREA 39 SQ M / 419 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given



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