

West Street, Flat 6 , Scarborough
Guide Price £65,000



**AIRY ONE BEDROOM TOP FLOOR FLAT in READY TO WALK INTO
CONDITION##ENTRANCE HALL##LOUNGE##KITCHEN##
BEDROOM## SHOWER ROOM## CENTRAL HEATING##COMBI
BOILER##SOUTH CLIFF##963 YEARS LEASE##MAINTENANCE
AGREEMENT IN OPERATION.**

Communal Entrance Hall

Door to the front aspect, stairs to all floors.

Hallway

Door giving access to the flat entrance hall, telephone point entry, storage cupboard.

Lounge 4.30m x 4.00m - 14'1" x 13'1"

Sash windows to the front and side aspects, TV point, telephone point, radiator, power points, storage cupboard housing the Ideal gas combi boiler,

Kitchen

Range of wall and base units with roll top work surface, stainless steel sink and drainer, space for washing machine, space for fridge freezer, space for oven, extractor hood, radiator and power points.

Bedroom 3.00m x 2.50m - 9'10" x 8'2"

Sash window to the side aspect, radiator and power points.

Shower Room

White three piece suite comprising of low flush WC, wash hand basin, fully tiled shower cubicle, extractor fan, radiator.

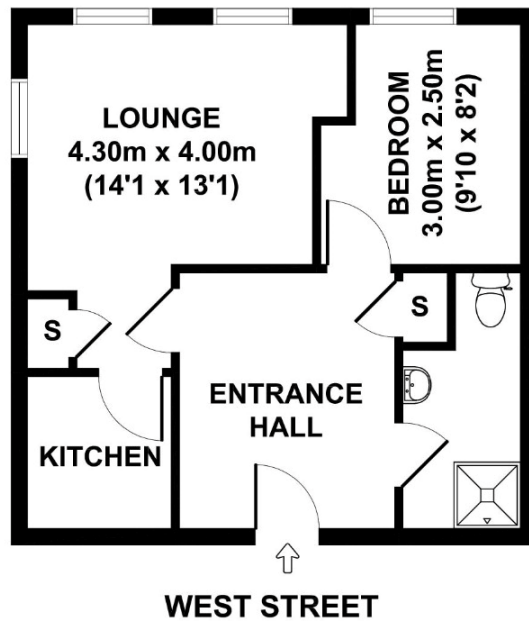
Maintenance Agreement

£1,000 pa with Nicholsons to include buildings insurance.

DISCLAIMER

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.

Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 39 SQ M / 420 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