Flat 2, 8 The Crescent, Scarborough YO11 2PW

£700 PCM

CPH LETTINGS

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£700 PCM

+++This TWO BEDROOM GROUND FLOOR APARTMENT available Now. Well located on Scarborough's The Crescent+++ The apartment has been finished to a high standard with quality fixtures and fittings and benefits from a modern open plan kitchen/lounge, modern designer, electric heating system, secure entry system and modern neutral decoration and flooring throughout. The accommodation briefly comprises of: Entrance hall, modern lounge kitchen, two bedrooms and a bathroom. Being located in Scarborough's Town Center means the apartments afford excellent access to a wide range of attractions and town center amenities and the beach. Please call our office for further information on 01723 352235 (option 2).

Description

+++This TWO BEDROOM GROUND FLOOR APARTMENT available BEGINNING AUGUST. Well located on Scarborough's The Crescent+++ The apartment has been finished to a high standard with quality fixtures and fittings and benefits from a modern open plan kitchen/lounge, modern designer, electric heating system, secure entry system and modern neutral decoration and flooring throughout. The accommodation briefly comprises of: Entrance hall, modern lounge kitchen, two bedrooms and a bathroom. Being located in Scarborough's Town Center means the apartments afford excellent access to a wide range of attractions and town center amenities and the beach. Please call our office for further information on 01723 352235 (option 2).

Situation

Council Tax Band:

Available: 7th February 2019

Application for tenancy
A tenancy application form is available at our Saint Thomas Street office. In addition, proof of identity in the form of a driving license and passport, together with three month's bank statements and proof of earnings are required. Referencing is undertaken by Goodlord (Referencing Agency) on the house of CPH property services which will include a credit check, Landlord and employers reference, together with verification of earnings. A Holding Deposit equivalent to one week's rent will be required upon application. The application will not be processed until a holding deposit has been received. A six/twelve month Shorthold Tenancy is available, this being subject to the receipt of satisfactory references and the Landlords final consent.

Tenants responsibilities and conditions of tenancy
The successful applicant(s) will be in full time employment or in receipt of a suitable pension. The tenant(s) will be responsible for any fixtures and furnishings provided by the landlord (fair wear and tear excepted); for the payment of Council Tax, services and other outgoings unless otherwise stated. An inventory will be prepared as to those items being provided by the landlord and to the general condition. Photographic evidence will also be taken at the commencement of the tenancy. No redecoration of the property is to be undertaken without the landlord's prior approval, and the tenancy is subject to a no smoking policy. Gardens are the responsibility of the tenant(s).

Rent and bond requirements
If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details to be provided at the time of confirming the tenancy. If CPH Property Services are under instruction from their Landlord Client to register and hold the bond received, this will be registered with the Tenancy Deposit Scheme (TDS) and a Certificate of Registration provided within 30 days of receipt of payment.

Insurance
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move in.

Floor Plans

TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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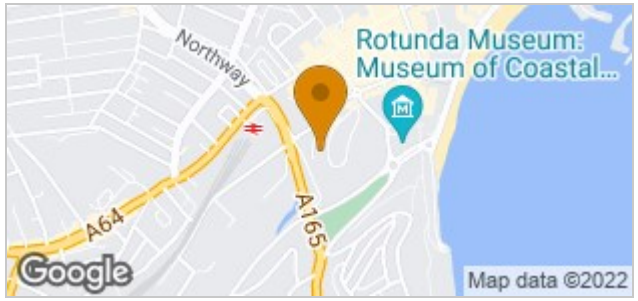
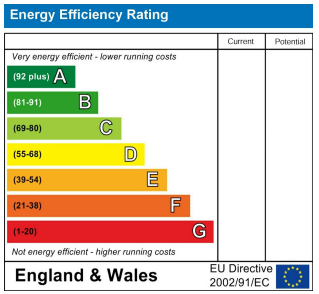
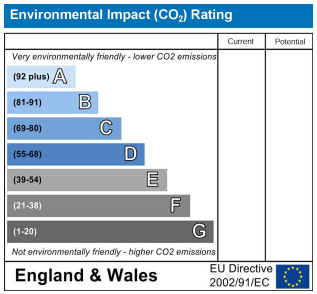
Area Map



Energy Performance Graph





CPH Property Services
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132