

colin ellis
your trusted property experts

Avenue Victoria, Scarborough, YO11 2QS

Colin Ellis welcomes to the market a WELL PRESENTED apartment within Scarborough's SOUGHT after SOUTH CLIFF. This FIRST FLOOR apartment is within a converted VICTORIAN VILLA and is brought to the market IN GOOD ORDER. The flat benefits from a newly fitted en-suite.

Rent - £550 PCM
Deposit - £634



Avenue Victoria is located on Scarborough's popular South Cliff with the Esplanade only a short walk away. The area is served well with local shops, bars and restaurants and is close to the seafront and Scarborough town centre. There are good transport connections with regular buses passing by and Scarborough Railway Station within walkable distance.

ENTRANCE HALL

Private entrance hall with entry phone and storage cupboard.

LOUNGE

4.2 x 3.4 (13'9" x 11'1")
Coving, uPVC double glazed window and radiator.

KITCHEN

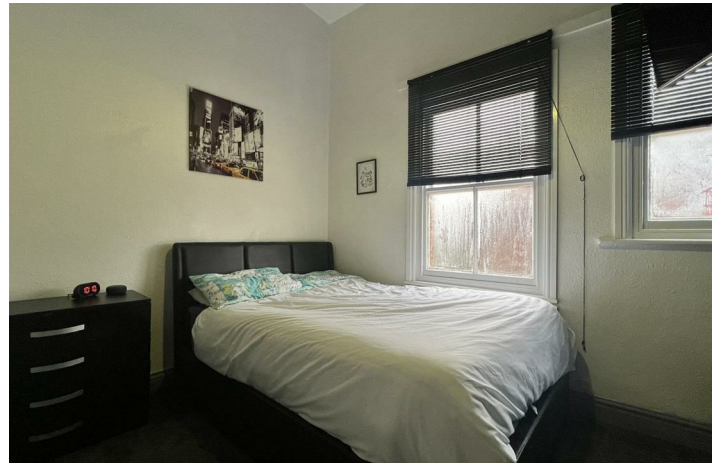
4.1 x 1.3 (13'5" x 4'3")
Base, wall and drawer units, tiled splash back, space for; freestanding cooker, fridge freezer, washing machine and tumble dryer, stainless steel sink with drainer unit and sash window.

BEDROOM

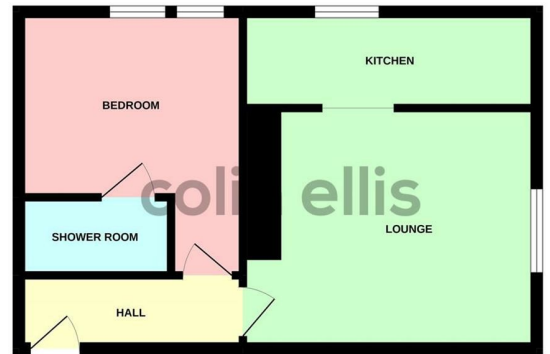
3.2 x 2.5 (10'5" x 8'2")
Two sash windows and radiator.

EN-SUITE

2.1 x 1.1 (6'10" x 3'7")
Walk in electric shower, hand basin with vanity unit, WC, ceiling light, extractor fan and part tiled walls.



FIRST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 374 sq.ft. (34.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements, dimensions, contents and other items are approximate only. It should be used as a guide only and should not be used as a basis for any purchase agreement. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with: floorplan 12/22

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	78
		EU Directive 2002/91/EC	

Avenue Victoria - 18597586
Council Tax Band - A
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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