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Albermarle Crescent, Scarborough, YO11 1XX

Located in Scarborough town centre this two bedroom top floor fully furnished flat is conveniently placed for the railway station as well as local bars and shops. The flat offers large spacious rooms as well as a modern kitchen and bathroom. This flat also comes with use of a parking space at the rear of the property. (The landlord may consider unfurnished).

Rent - £575 PCM
Deposit - £663



COMMUNAL ENTRANCE

ENTRANCE HALL

Entry phone system, power points and double radiator.

LOUNGE

3.70 x 3.50 (12'1" x 11'5")

Window overlooking the front with views of Oliver's Mount, double radiator and power points.

KITCHEN

4.60 x 2.70 (15'1" x 8'10")

Window overlooking the front with views of Oliver's Mount, range of fitted cupboards and drawers, integrated electric oven and hob, freestanding fridge/freezer, freestanding washing machine, wall mounted boiler, sink/drain unit, double radiator and power points.

BEDROOM ONE

3.60 x 3.30 (11'9" x 10'9")

Window overlooking the rear with sea and castle views, double radiator and power points.

BEDROOM TWO

2.70 x 2.60 (8'10" x 8'6")

Window overlooking the rear with sea and castle views, built in cupboard, double radiator and power points.

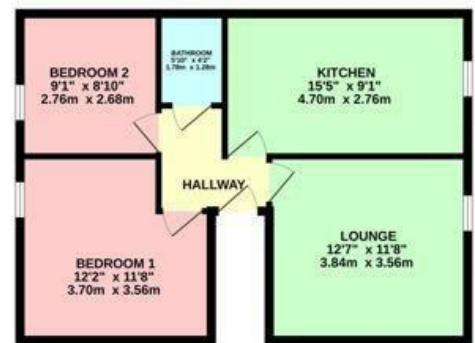
BATHROOM

1.90 x 1.80 (6'2" x 5'10")

Panel bath with shower over, w/v, wash hand basin with pedestal and double radiator.



3RD FLOOR



Albermarle Crescent - 18009095

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C	70	73
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



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