



**colin ellis**  
your trusted property experts

## Cambridge Terrace, Scarborough, YO11 2LQ

Colin Ellis welcomes to the market this TWO BEDROOM flat which offers lovely Castle Views, living room/kitchen space and the benefit of WATER RATES AND WIFI INCLUDED IN THE RENT. Cambridge Terrace is located on South Cliff which is walking distance to Scarborough town centre and the railway station. Viewing is highly recommended. NO PETS

**Rent - £550 PCM**  
**Deposit - £500**



## ENTRANCE HALL

Coving and ceiling light

## LOUNGE/KITCHEN

5.86 x 3.45 (19'2" x 11'3")

Lounge area - Electric fire, electric heater, coving, wall lights and power points.

Kitchen area - Sash window with secondary glazing overlooking the front, range of cupboards and drawers, undercounter fridge/freezer, electric oven/hob, washing machine, sink/drainers unit and extractor hood.

## BEDROOM ONE

2.94 x 3.58 (9'7" x 11'8")

Sash window with secondary glazing overlooking the front, electric heater, airing cupboard, coving and power points.

## BEDROOM TWO

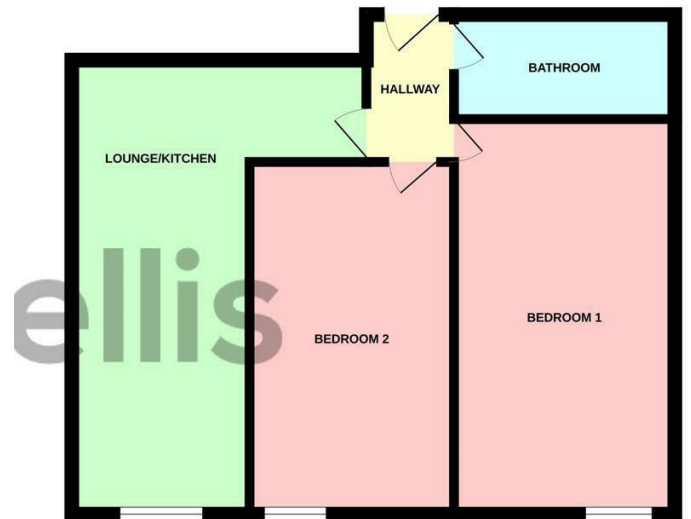
3.53 x 2.77 (11'6" x 9'1")

Sash window with secondary glazing overlooking the front, electric heater and coving.

## BATHROOM

2.69 x 1.28 (8'9" x 4'2")

Panel bath with electric shower over, w/c, wash hand basin with pedestal, electrical wall heater, extractor and ceiling lights.



Cambridge Terrace - 18603500

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		86
(81-90)	B		
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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