

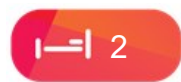


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**Avenue Victoria,
Scarborough, YO11 2QT**

Located only a short distance to the Esplanade this third floor flat has two good sized bedrooms, an open plan lounge and kitchen and a separate bathroom. Close by are local shops and facilities and Scarborough town centre is only a short walk away. Viewing is highly recommended.

**Rent - £695 PCM
Deposit - £801**



ENTRANCE HALL

Ceiling light and stairs for first floor landing.

STAIRS TO FIRST FLOOR LANDING

Skylight, loft access, storage cupboard, radiator, door entry phone system.

LIVING ROOM/KITCHEN

5.85 x 5.08 (19'2" x 16'7")

Sash window with secondary glazing, fire with surround, storage cupboard, radiator and ceiling light.

Fitted kitchen with a range of cupboards and drawers, integrated cooker with electric hob, stainless steel sink, space for washing machine, space for fridge/freezer and ceiling light.

BEDROOM ONE

3.10 x 3.92 (10'2" x 12'10")

uPVC double glazed window, ceiling light and radiator.

BEDROOM TWO

3.10 x 4.00 (10'2" x 13'1")

uPVC double glazed window, uPVC door leading to fire exit, wall mounted boiler, ceiling light and radiator.

BATHROOM

2.31 x 1.35 (7'6" x 4'5")

Electric shower, wash hand basin, w/c, radiator, extractor fan, internal window and ceiling light.



GROUND FLOOR



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Avenue Victoria - 18021261

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			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(9-20) E			
(1-20) F			
Not energy efficient - higher running costs			
England & Wales		58	67
		EU Directive 2002/91/EC	



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

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