

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

APARTMENT 3, ST JOHN'S ALBION PLACE, WHITBY. YO21 1BY



A 2 BEDROOM CONTEMPORARY FIRST FLOOR FLAT IN THIS MODERN, PURPOSE-BUILT BLOCK, WITH SECURE UNDERCROFT PARKING, A SHORT WALK FROM THE TOWN CENTRE

Accommodation comprises: living room, kitchen, bathroom, 2 double bedrooms. Unfurnished. No pets or smokers. Electric heating, double glazing. One undercroft gated Parking space.

RENT: £775 PCM



email@richardsonandsmith.co.uk

www.richardsonandsmith.co.uk



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298

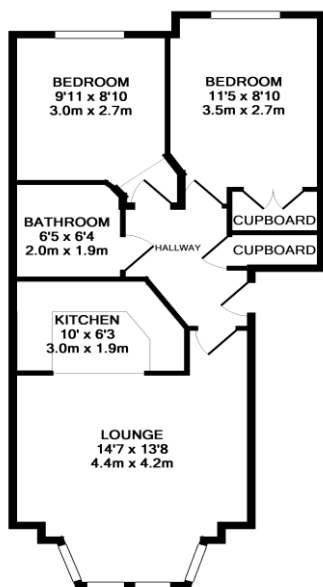
Fax: (01947) 820594



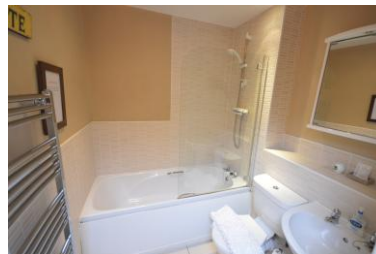
Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA



TOTAL APPROX. FLOOR AREA 50.4 SQ.M. (543 SQ.FT.)
 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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Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

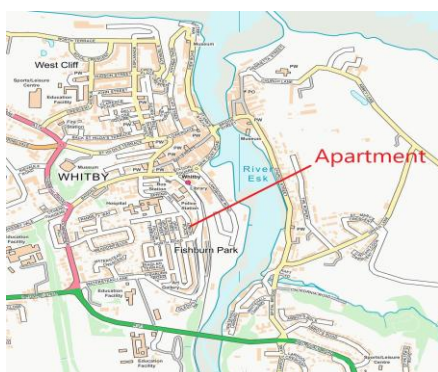
Services: The property is connected to mains water, electricity and drainage. Hot water comes from an immersion heater and there is electric storage heating.

Terms: All tenants will need to submit a referencing application for which there is no charge. Tenants will need to provide a bond for the property which equates to the monthly rent. Tenants will be responsible for all services and council tax in relation to the property.

Council Tax Banding: 'B' .Scarborough Borough Council - Tel: (01723) 232323.

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the landlord(s). The particulars are a general outline only for the guidance of intending tenants and do not constitute an offer or contract. Any prospective tenants should satisfy themselves by inspection or otherwise as to their correctness.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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