



Marlborough Street

, Scarborough, YO12 7GY

£795 PCM



This spacious 3 double bed roomed apartment is set on 2 floors and is close to the Castle and North Bay. The property comprises a lounge, kitchen with integrated appliances, bathroom and three bedrooms one with en-suite. It benefits from underfloor heating, a lift facility and secure underground parking

Sorry no children, pets or smoking.

EPC rating B



COMMUNAL FRONT DOOR

leading to

FLAT DOOR

leading to

LOUNGE/DINER

with uPVC double glazed windows and underfloor heating

KITCHEN

with a range of base and wall units, stainless steel sink unit, integrated oven and hob with extractor over and integrated white goods

BEDROOM ONE

with uPVC double glazed window and underfloor heating

EN SUITE

with WC, basin and shower

BEDROOM TWO

with uPVC window and underfloor heating

BEDROOM THREE

with uPVC window and underfloor heating

BATHROOM

with white three piece suite, shower over the bath and underfloor heating

DIRECTIONS

SATNAV - postcode YO12 7GY

what3words - ///evenly.choice.adopt

UTILITIES

COUNCIL TAX - Band D (Scarborough Borough Council)

ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £795.00

HOLDING DEPOSIT -£180.00

DEPOSIT £915.00


TOTAL £1530.00

Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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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