# // ELLIS HAY



# Marlborough Street

, Scarborough, YO12 7GY

## £795 PCM









This spacious 3 double bedroomed 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 ensuite. 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 RELEVENT 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

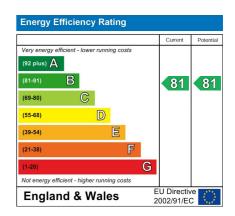
Tel: 01723 350077

### Area Map



#### Floor Plans

## **Energy Efficiency Graph**



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