



5 Albion Crescent, Scarborough, YO11 2LL
£625 PCM

This two bedroom top floor flat is situated on South Cliff, close to the Ramshill shops and also within walking distance of the Town Centre. It comprises a lounge, kitchen, two bedrooms and a bathroom. The property benefits from gas central heating and an additional mezzanine level which would make a good study or hobby room.

Not suitable for children or pets. Sorry strictly no smoking.
EPC rating C

COMMUNAL DOOR

leading to

COMMUNAL HALLWAY

with stairs leading up to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with gas fire and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated double oven and gas hob with extractor over, integrated washing machine, space for fridge freezer, window and radiator

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

with WC, hand basin and shower cubicle

UPSTAIRS TO

occasional room with radiator

DIRECTIONS

SATNAV - postcode YO11 2LL

what3words - ///payer.gums.powder

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £140.00 (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 £625.00

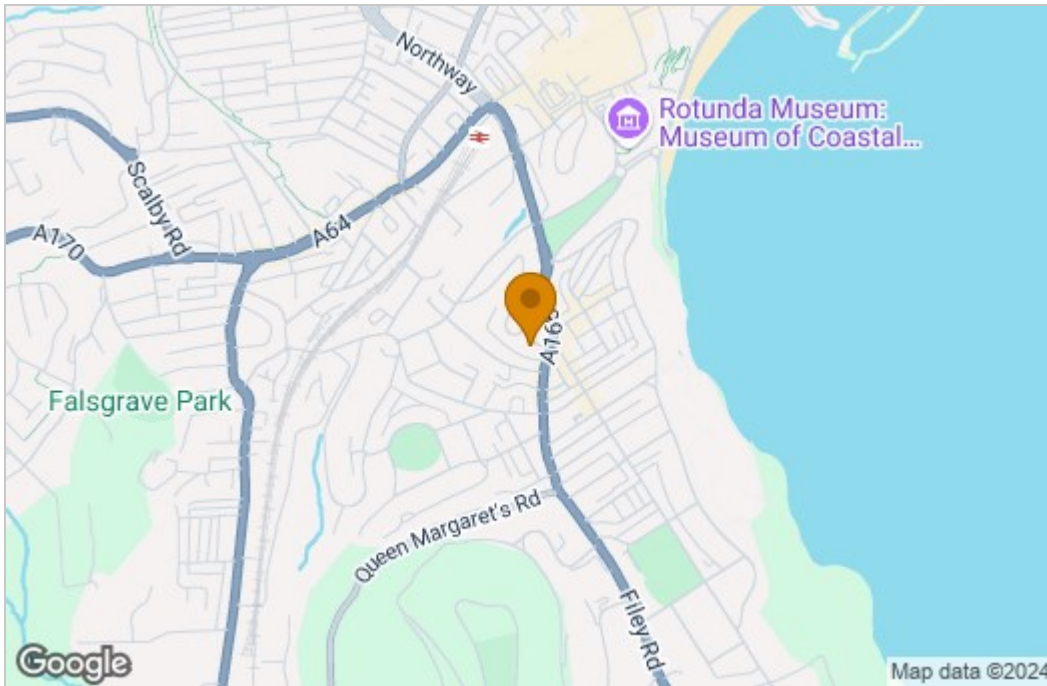
HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

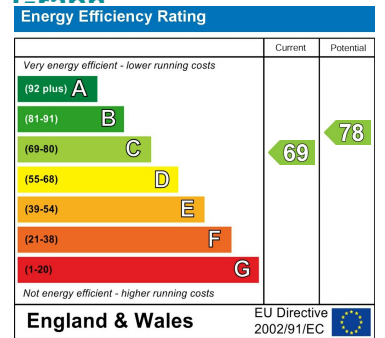
TOTAL £1205.00

Floor Plan

Area Map



Energy Efficiency Graph



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