



**7 Cromwell Parade, Scarborough, YO11 2DP**  
**£595 PCM**

This one bedroom apartment is situated on the South side of Scarborough within walking distance of the South Bay, Town Centre and the local shops on Ramshill. The flat comprises a lounge/kitchen, bedroom and bathroom.

Sorry not suitable for children or pets. Strictly no smoking.  
EPC rating D

## COMMUNAL FRONT DOOR

leading to

## HALLWAY

leading to

## FLAT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window overlooking the front, radiator and open plan to

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob with extractor over, plumbing for washing machine and space for undercounter fridge,

## BEDROOM ONE

with doors leading to outside and radiator

## BATHROOM

with WC, hand basin, shower cubicle with mixer shower and radiator

## DIRECTIONS

SATNAV - postcode YO11 2DP  
what3words - ///hoping.store.arrow

## UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)  
ELECTRIC CHARGES - Pay as you go -Landlord  
GAS CHARGES - Pay as you go - Supplier  
WATER CHARGES - Yorkshire Water

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (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).

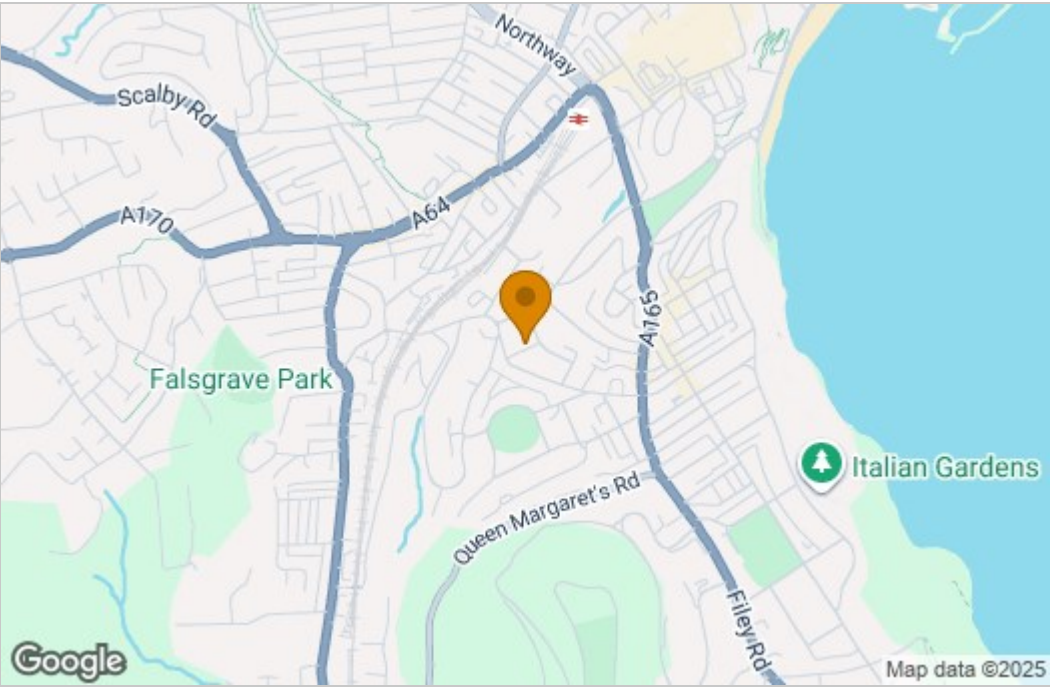
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £595.00  
HOLDING DEPOSIT -£135.00  
DEPOSIT £685.00

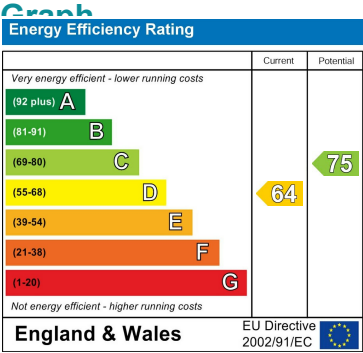
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TOTAL £1145.00  
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Floor Plan

Area Map



Energy Efficiency



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