







## Flat 3, 5A Ramshill Road

Scarborough

- TWO DOUBLE BEDROOMS TOP FLOOR APARTMENT
- NEWLY DECORATED
- POPULAR RAMHILL LOCATION
- SEPARATE KITCHEN

CPH are DELIGHTED to offer to the RENTAL MARKET, this NEWLY DECORATED, TOP FLOOR, TWO DOUBLE BEDROOM APARTMENT, COMPLETE WITH SEPARATE KITCHEN, LOCATED IN THE POPULAR SOUTH SIDE of Scarborough.

This property briefly comprises of communal entrance leading to the entrance for the flat, through the entrance lies a flight of stairs, to an open landing, with a neutral fitted kitchen, complete with matching wall and base units, a light and airy front facing lounge, two double bedrooms and a white three piece bathroom. This property is newly decorated throughout with new flooring and is offered with UPVC double glazing and gas central heating.

Well located in the Ramshill area of Scarborough the apartment affords excellent access to a wide range of amenities and attractions including Ramshill shopping parade with local shops and supermarkets, a choice of popular eating and drinking establishments, Scarborough train and bus station not to mention The Esplanade, town centre and Scarborough's South bay and the beach.

Viewing is highly recommended to appreciate the size and location this property has to offer, to arrange a viewing please contact our friendly and experienced Lettings Team on 01723 352235 (option 2) or [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

Council Tax band: TBD







## Accommodation

### Lounge

Dimensions: 3.76-5.08 (12'4"-16'7").

### Kitchen

Dimensions: 2.70-4.63 (8'10"-15'2").

### Bathroom

Dimensions: 1.52-3.54 (4'11"-11'7").

### Bedroom

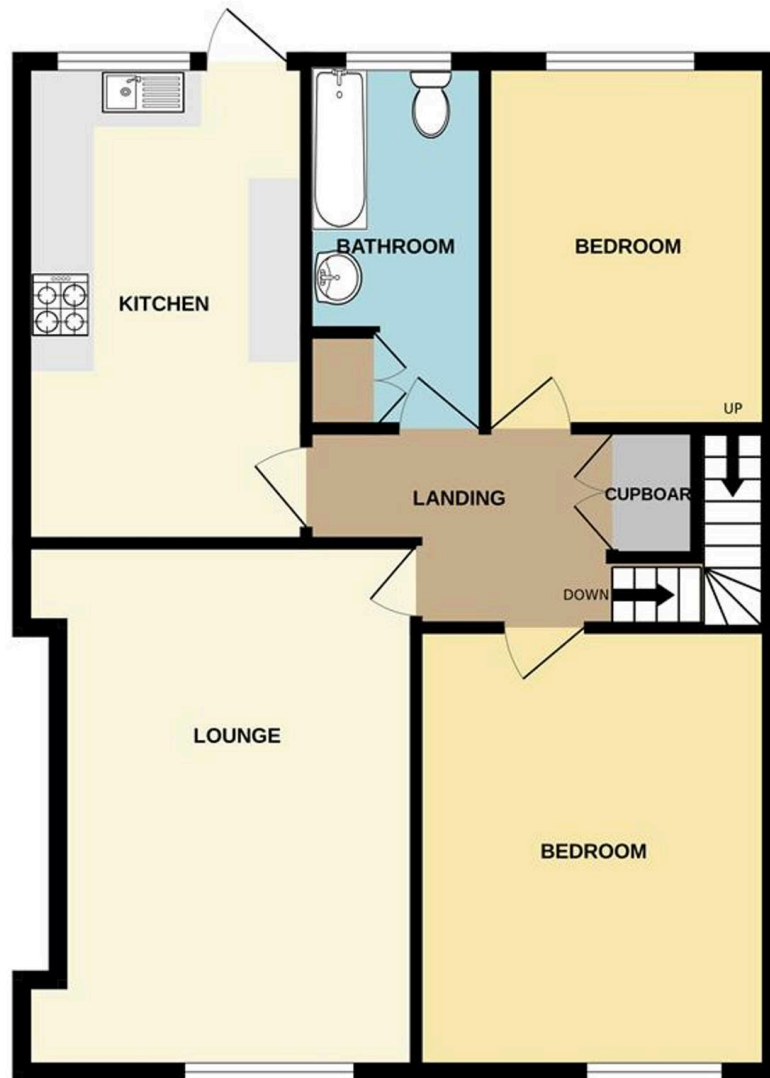
Dimensions: 2.72-3.92 (8'11"-12'10").

### Bedroom

Dimensions: 2.04-3.51 (6'8"-11'6").



### THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### Application for tenancy

A tenancy application form is available at our Saint Thomas Street office. In addition, proof of identity in the form of a driving license and passport, together with three month's bank statements and proof of earnings are required. Referencing is undertaken by a Third Party (Referencing Agency) on the house of CPH property services which will include a credit check, Landlord and employers reference, together with verification of earnings. A Holding Deposit equivalent to one week's rent will be required upon application. The application will not be processed until a holding deposit has been received. A six/twelve month Shorthold Tenancy is available, this being subject to the receipt of satisfactory references and the Landlords final consent.

#### Tenants responsibilities and conditions of tenancy

The successful applicant(s) will be in full time employment or in receipt of a suitable pension. The tenant(s) will be responsible for any fixtures and furnishings provided by the landlord (fair wear and tear excepted); for the payment of Council Tax, services and other outgoings unless otherwise stated. An inventory will be prepared as to those items being provided by the landlord and to the general condition. Photographic evidence will also be taken at the commencement of the tenancy. No redecoration of the property is to be undertaken without the landlord's prior approval, and the tenancy is subject to a no smoking policy. Gardens are the responsibility of the tenant(s).

#### Rent and bond requirements

If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details to be provided at the time of confirming the tenancy. If CPH Property Services are under instruction from their Landlord Client to register and hold the bond received, this will be registered with the Tenancy Deposit Scheme (TDS) and a Certificate of Registration provided within 30 days of receipt of payment.

#### Insurance

CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move in.



#### Interested?

Contact our friendly Lettings Team today

☎ 01723 352235 (option 2) ✉ [emma@cphproperty.co.uk](mailto:emma@cphproperty.co.uk)

**ESTATE AGENTS & CHARTERED SURVEYORS**  
19 St. Thomas Street, Scarborough YO11 1DY

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132