

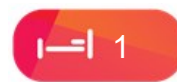


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## **Albemarle Crescent,** North Yorkshire, YO11 1XS

Centrally located this one bedroom top floor apartment is immaculate throughout and benefits from a modern bathroom and kitchen, one large bedrooms and views of Scarborough Castle. Perfectly located for shops, bars and restaurants, the apartment is located close to the train station and local bus network. Viewing is highly recommended.

**Rent - £525 PCM**  
**Deposit - £605**



## COMMUNAL HALLWAY

### HALLWAY

Door entry phone system, radiator and inset ceiling spotlights.

### LIVING ROOM

4.29 x 5.21 (14'0" x 17'1")

Stairs up to living room. two electric wall heaters, four Velux windows and inset ceiling spotlights.

### KITCHEN

3.61 x 2.20 (11'10" x 7'2")

Fitted kitchen with a range of cupboards and drawers, build in oven and electric hob, extractor fan, stainless steel sink, space for fridge/freezer, space for washing machine, electric wall heater, uPVC double glazed window and inset ceiling spotlights.

### BEDROOM

4.90 x 3.87 (16'0" x 12'8")

Two composite windows, electric storage heater and inset ceiling spotlights.

### BATHROOM

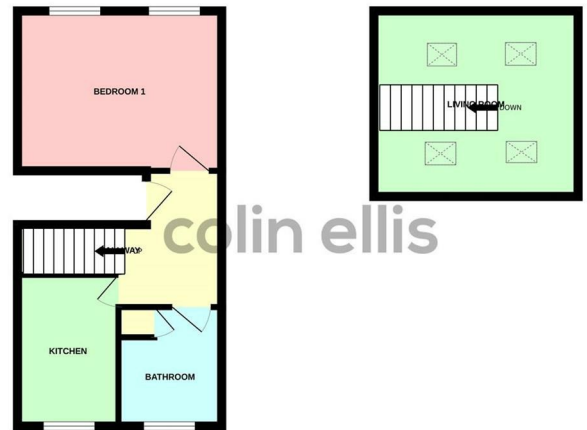
2.54 x 2.20 (8'3" x 7'2")

uPVC double glazed frosted window, electric corner shower cubical, w/c, wash hand basin, extractor fan, electric towel warmer, airing cupboard and inset ceiling spotlights.



SECOND FLOOR

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and are responsible to them for any error. Attention is recommended. This plan is for guide only purposes. They are intended to be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Lettingo 12/2/14

**Albemarle Crescent - 18021174**

**Council Tax Band - A**

**Length of Tenancy - Please contact office for further information**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(94-100) A			
(81-93) B		78	79
(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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