

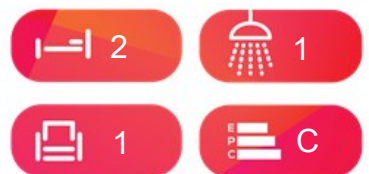


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Albemarle Crescent,
, YO11 1XS

Rent - £550 PCM
Deposit - £600

Centrally located this two bedroom top floor apartment is immaculate throughout and benefits from a modern bathroom and kitchen, two 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. No Smoking, No Pets Viewing is highly recommended.



ENTRANCE HALL

Ceiling spotlight and stairs to lounge.

KITCHEN

3.92 x 1.81 (12'10" x 5'11")

uPVC double glazed windows, fitted kitchen with a range of cupboards and draws, space for fridge and freezer, space for washing machine, built in oven, electric hob, extractor, stainless steel sink, and ceiling light.

BEDROOM ONE

3 x 3.91 (9'10" x 12'9")

Composite double glazed window, ceiling light, wall lights, and radiator.

BEDROOM TWO

3.64 x 2.99 (11'11" x 9'9")

Ceiling light, wall light, uPVC double glazed windows, and radiator.

BATHROOM

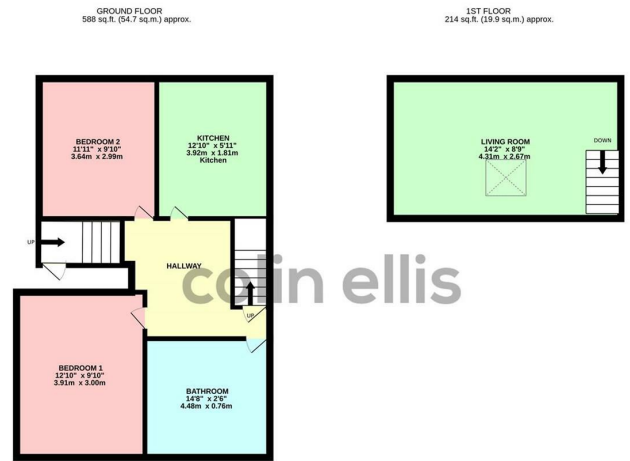
2.48 x 0.76 (8'1" x 2'5")

uPVC double glazed window, shower, W.C, hand basin, inset ceiling spot lights, wet walling, extractor fan, boiler and towel rail/radiator.

LOUNGE

2.67 x 4.31 (8'9" x 14'1")

Sky light, radiator, and ceiling light.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing particulars, measurements of area, volume, extent, and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used to bound any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or effectiveness at the time.

Made with Hoxpox 12/13

Albemarle Crescent - 18021187

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
How energy efficient - lower saving costs			
101-120 kWh/m ² A			
81-100 kWh/m ² B		74	78
61-80 kWh/m ² C			
41-60 kWh/m ² D			
21-40 kWh/m ² E			
1-20 kWh/m ² F			
1-15 kWh/m ² G			
Net energy kWh/m ² - Higher saving costs			
England & Wales			
EU Directive 2002/91/EC			



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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