



colin ellis
your trusted property experts

Victoria Road, Scarborough, YO11 1SF

Recently renovated this one bedroom second floor flat is located in a block close to Scarborough Town Centre. Soon to be tenanted this property offers a great investment. The flat is fully double glazed throughout and benefits from new fixtures and fittings and carpets. NO PETS.

**Rent - £575 Per Calendar
Month**



ENTRANCE HALL

Ceiling lights.

LIVING ROOM

4.06 x 2.91 (13'3" x 9'6")

Electric wall heater, and uPVC double glazed window.

KITCHEN

3.93 x 2.39 (12'10" x 7'10")

Fitted kitchen with range of cupboards and draws, built in oven, hob, extractor fan, electric wall heater, space for undercounter fridge/freezer and washing machine and uPVC double glazed window.

WC

1.30 x 0.94 (4'3" x 3'1")

Wc , hand basin and extractor fan.

BEDROOM

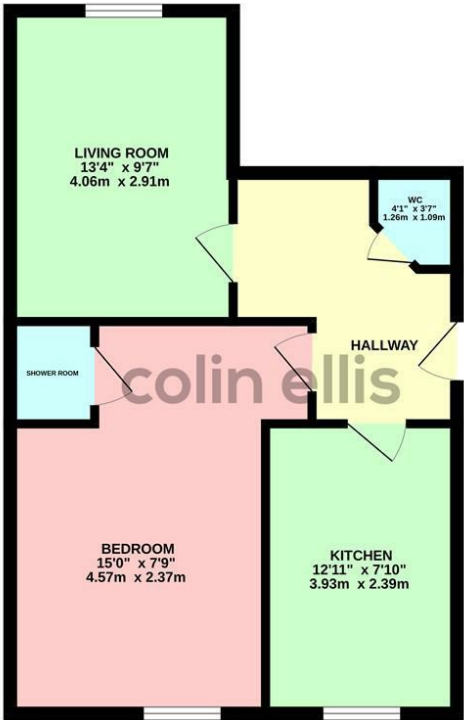
5.47 x 2.37 (17'11" x 7'9")

Electric wall heater and uPVC double glazed window.

SHOWER ROOM

Electric shower cubicle, wet walling, hand basin and extractor fan.

GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.3 sq.m.) approx.

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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Victoria Road - 18678981
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		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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