

**colin ellis**  
your trusted property experts

**Albion Road,**  
**Scarborough, YO11 2BT**

**Rent - £395 Per Month**  
**Deposit - £450**

WATER RATES ARE INCLUDED WITHIN THE RENT

Welcome to this charming first-floor flat laid out over two floors located on Albion Road near the south cliff of Scarborough. This flat is a short walk away from the Esplanade and the Town Centre and benefits from being close to local amenities.

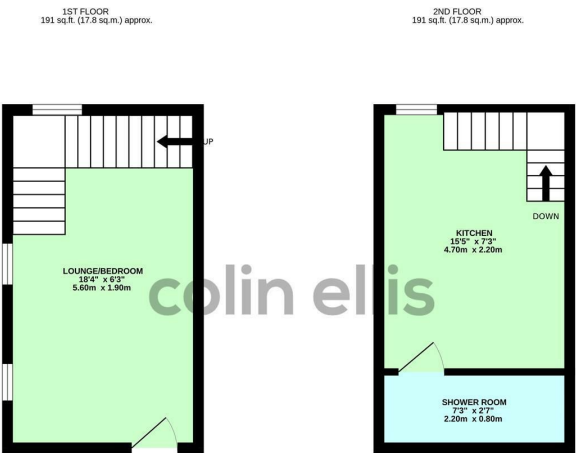




**LOUNGE/BEDROOM**  
5.6 x 1.9 (18'4" x 6'2")

**KITCHEN**  
4.7 x 2.2 (15'5" x 7'2")


**SHOWER ROOM**  
0.8 x 2.2 (2'7" x 7'2")



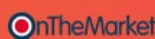
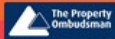
TOTAL FLOOR AREA : 382 sq ft. (35.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in the floorplan. The plan is for information purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metagor 12/2023

**Albion Road - 18705279**  
**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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		73	81
EU Directive 2002/91/EC			

Tel: 01723 363565  
E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)



**RESIDENTIAL & COMMERCIAL SALES**  
**LETTINGS CHARTERED SURVEYOR**

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)