

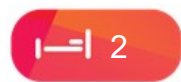


colin ellis
your trusted property experts

Queens Parade, Scarborough, YO12 7HD

Colin Ellis are extremely pleased to bring to market this TWO BEDROOM FIRST FLOOR apartment. With spectacular and uninterrupted panoramic SEA VIEWS and having undergone an EXTENSIVE CONVERSION this MODERN apartment will appeal to a MULTITUDE of tenants.

Rent - £950 PCM
Deposit - £1,095



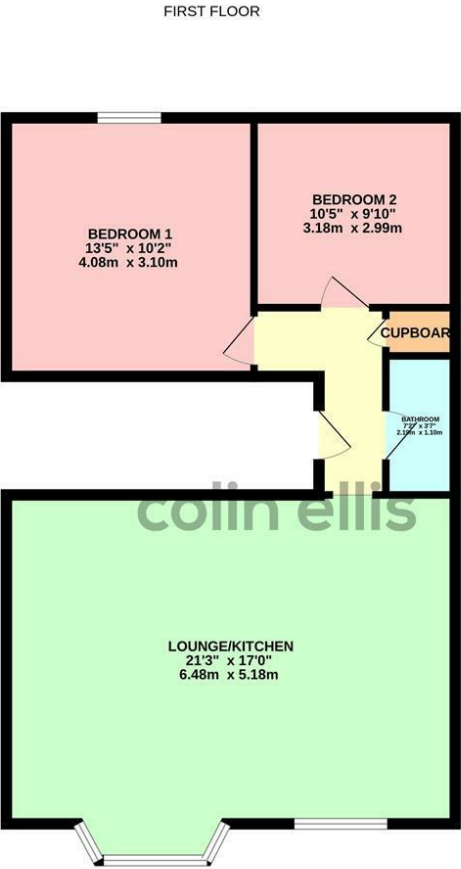
ENTRANCE HALL

LOUNGE/KITCHEN
 6.5 x 5.2 (21'3" x 17'0")

BEDROOM ONE
 4.1 x 3.1 (13'5" x 10'2")

BEDROOM TWO
 3.2 x 3.0 (10'5" x 9'10")

BATHROOM
 2.2 x 1.1 (7'2" x 3'7")



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.
Made with Metropix ©2023

Queens Parade - 18708985
Council Tax Band - New Build
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	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		