



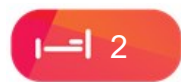
colin ellis
your trusted property experts

Albemarle Crescent, Scarborough, YO11 1XX

OVER 55'S ONLY

Centrally located in the town centre this two bedroom spacious duplex flat is inside a block for the over 55's only. The flat has a living room, kitchen diner, two bedrooms and a bathroom. Available immediately this well presented flat is worth viewing.

Rent - £625 PCM
Deposit - £720



ENTRANCE HALL

LOUNGE
4.58 x 3.86 (15'0" x 12'7")

KITCHEN
4.99 x 2.74 (16'4" x 8'11")

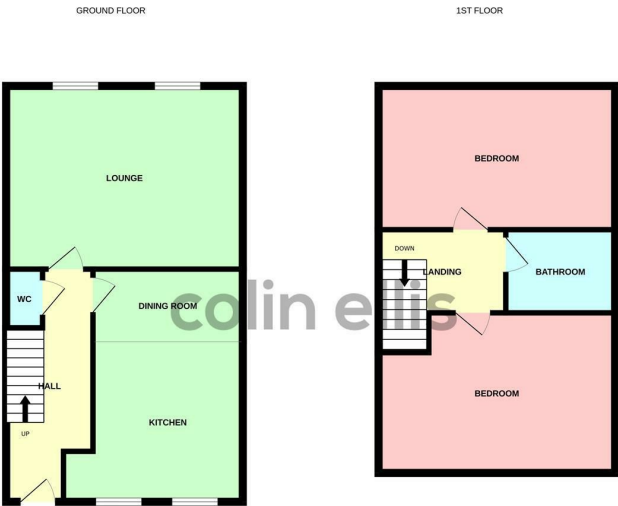
W/C
1.73 x 0.81 (5'8" x 2'7")

LANDING

BEDROOM ONE
4.63 x 2.77 (15'2" x 9'1")

BEDROOM TWO
4.58 x 2.91 (15'0" x 9'6")

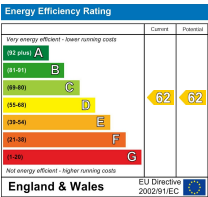
BATHROOM
2.50 x 1.99 (8'2" x 6'6")



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements, all areas, volumes, weights and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Metreplan 12/2024

Albemarle Crescent - 18021099
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk



RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk