

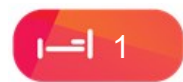


colin ellis
your trusted property experts

Trafalgar Square, Scarborough, YO12 7PZ

Colin Ellis welcomes to the market a ONE bedroom GROUND FLOOR APARTMENT located CLOSE TO TOWN. Offered in GOOD CONDITION throughout this property benefits from a BAY FRONTED lounge, kitchen/diner, UTILITY room, occasional room and a three piece bathroom suite. Outside is a rear enclosed yard. WATER RATES ARE INCLUDED IN THE RENT. NO PETS. SINGLE OCCUPANT ONLY DUE TO LICENSING.

Rent - £550 PCM
Deposit - £600



ENTRANCE HALL

Communal entrance leading to the ground floor flat door.

LIVING ROOM

4.6 x 4.1 (15'1" x 13'5")

KITCHEN/DINER

3.7 x 3.3 (12'1" x 10'9")

STORE ROOM

1.6 x 3.0 (5'2" x 9'10")

BEDROOM

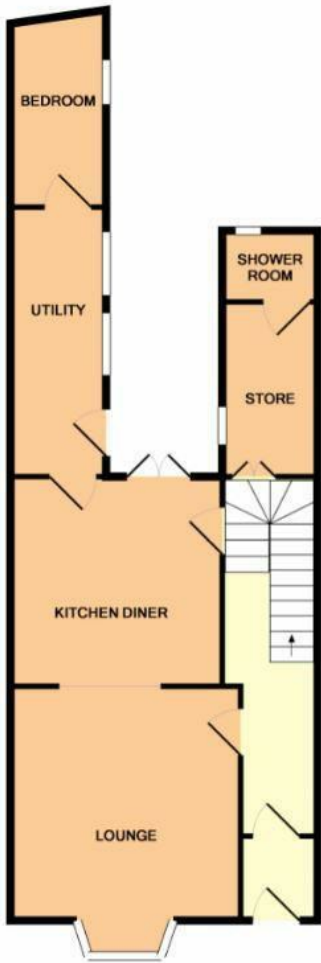
5.0 x 1.7 (16'4" x 5'6")

UTILITY ROOM

2.9 x 1.8 (9'6" x 5'10")

SHOWER ROOM

1.7 x 1.0 (5'6" x 3'3")



GROUND FLOOR

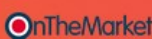
Trafalgar Square - 18010087
Council Tax Band - A
Length of Tenancy - Please contact office for further information

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
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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