

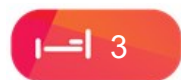


colin ellis
your trusted property experts

Esplanade, Scarborough, YO11 2UZ

Rent - £1,200 Per Month
Deposit - £1,384

Situated on the historic Esplanade in Scarborough, this splendid penthouse fully furnished flat offers a unique blend of comfort and breath taking scenery. With three bedrooms and two bathrooms. The flat features a welcoming reception room doors out onto the balcony. The internal hallway and staircase offers a grand entrance which along with the partly boarded loft offers plenty of storage. REDUCED RENT OF £1100 per month if a 12 month tenancy is signed.



PROPERTY DESCRIPTION

The property briefly comprises; Communal entrance with stairs leading to the flat entrance door. From the entrance door you are greeted by a grand stairs case leading to a landing which gives access to a bedroom and a four piece bathroom then stairs leading up the main hallway to the two bedrooms, one of which has an en suite, galley style kitchen, bathroom and living room with double doors out onto the balcony.

LIVING ROOM

5.88 x 4.79 (19'3" x 15'8")

KITCHEN

2.01 x 5.09 (6'7" x 16'8")

BEDROOM

3.19 x 4.75 (10'5" x 15'7")

EN SUITE

2.01 x 1.41 (6'7" x 4'7")

BEDROOM

4.25 x 2.65 (13'11" x 8'8")

ADDITIONAL RECEPTION ROOM

3.53 x 3.58 (11'6" x 11'8")

BATHROOM

2.93 x 2.70 (9'7" x 8'10")

OFFER

REDUCED RENT OF £1100 per month if a 12 month tenancy is signed.



Esplanade - 18744916

Council Tax Band - C

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
(81-91) A		
(69-80) B		
(55-68) C		
(48-54) D		
(39-47) E		
(31-38) F		
(21-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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