

# Lettings **ASTIN'S**

**Flat 2, Abbey Court**

**Abbey Terrace**

**Whitby**

**YO21 3HQ**

This large self contained bedsit is available to rent on an Assured Shorthold Tenancy agreement for 6/12 months but ongoing if suitable to both parties.

Briefly comprises of a lounge/bedroom area with a kitchen at one side. In the kitchen we have wall and base units, an integrated oven, hob, extractor fan and fridge. There is also a washing machine in situ.

There is a shower room with walk in shower, wash hand basin, w.c and ladder radiator. The flat has electric heating and is at the front of the building.

Abbey court is close to the town centre and the west cliff is a short walk away. Suitable for single occupant.



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**Monthly Rental Of £400**

**The Lettings People**

## Lounge/bedroom/kitchen

18' 11" x 16' 11" (5.76m x 5.15m)

Beautiful light and airy room with the kitchen down one side. The kitchen has wall and base units, oven, hob and extractor. There are also a fridge and washing machine

## Bathroom

With walk in shower, wash hand basin, w.c. and stainless steel ladder radiator

**Terms:** A holding deposit per property of 1 week's rent will be charged on application.

This deposit will be deducted from the first months rent should the application proceed.

The deposit may be withheld if the tenant decides not to proceed, fails the right to rent checks or provides false/misleading information.

The agent/landlord tries their best to obtain the required information and the tenant fails to provide it within 15 days.

**Rent:** Monthly Rental Of £400 per month, exclusive of outgoings and payable in advance by bank standing order.

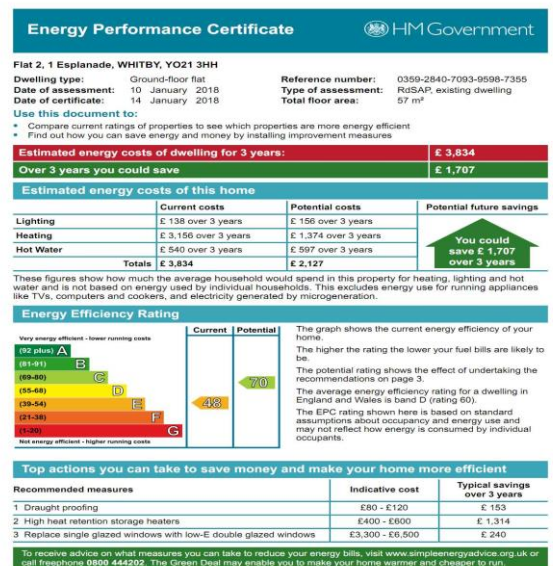
**Deposit:** £450

Council tax band

**Services:** All main services are connected.

**Viewings:** By prior arrangement through the sole agent.

Reference: 9361



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be. The environmental impact rating is a measure of this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.

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