



## A3 Ayckbourn Chapters Royal Avenue, Scarborough, YO11 2NB

£625 PCM

- GOOD SIZED APARTMENT
- GOOD SIZED BATHROOM WITH SHOWER
- WALKING DISTANCE TO ALL AMENITIES
- FIRST FLOOR
- LARGE LIVING ROOM
- AVAILABLE NOW
- TWO BEDROOMS
- ALLOCATED PARKING SPACE



TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	