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**Esplanade,
Scarborough, YO11 2UZ**

Situated on the historic Esplanade in Scarborough, this splendid penthouse unfurnished flat but is available to be furnished by negotiation, offers a unique blend of comfort and breathtaking scenery. With three bedrooms and two bathrooms. The flat features a welcoming reception room with 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. SKY BROADBAND PACKAGE INCLUDED IN THE RENT.

**Rent - £950 Per Month
Deposit - £1,000**

3

2

1

C

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 with uninterrupted sea views

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/ BEDROOM

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

BATHROOM

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



Esplanade - 18744916
Council Tax Band - C
Length of Tenancy - Please contact office for further information

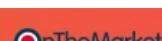
DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. 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		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	75
EU Directive 2002/91/EC			

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