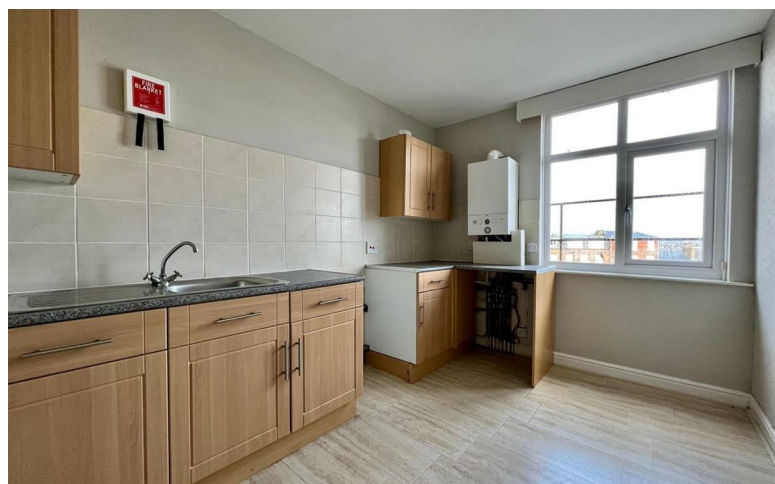




colin ellis
your trusted property experts

Albion Road,
Scarborough, YO11 2BT

Situated just a short walk away from the Esplanade and walking distance to the town centre this second floor one bedroom flat is in good order throughout and offers sea views and has local amenities close by.

Rent - £560 PCM
Deposit - £630



ENTRANCE HALL

Door entry phone system, understairs cupboard, ceiling light.

LIVING ROOM

5.30 x 3.63 (17'5" x 11'11")

Bay window, ceiling light, radiator, feature fire surround and power points.

KITCHEN

3.75 x 2.46 (12'4" x 8'1")

uPVC double glazed window, range of cupboards and drawers, stainless steel sink, space for a fridge/freezer, space for oven, space for washing machine and power points.

BEDROOM

2.71 x 3.34 (8'11" x 10'11")

Sash window, radiator, ceiling light and power points.

BATHROOM

2.32 x 1.27 (7'7" x 4'2")

uPVC double glazed frosted window, bath, w/c, wash hand basin and radiator.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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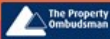
Albion Road - 18021237
Council Tax Band - A
Length of Tenancy - Please contact office for further information

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		83 84
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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