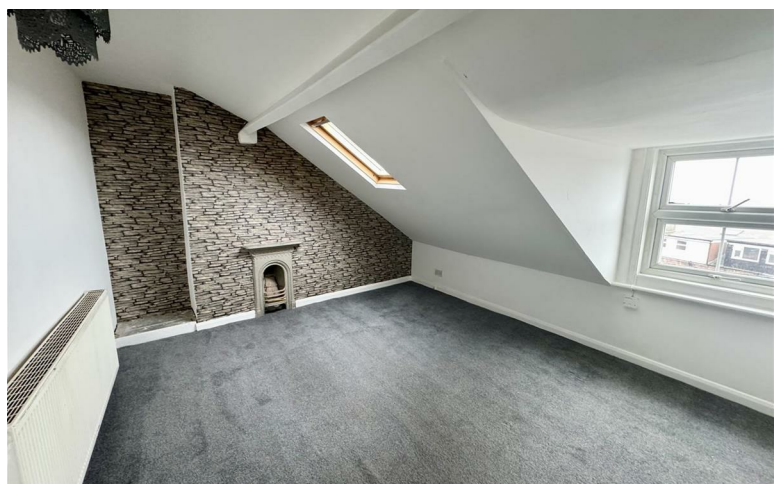


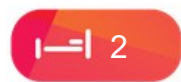


**colin ellis**  
your trusted property experts

## **Albemarle Crescent, Scarborough, YO11 1XX**

Situated in the Scarborough Town Centre, this newly refurbished two bedroom top floor flat is now available for rental. The flat benefits from being close to transport links and local amenities. The flat offers an open plan lounge/kitchen with a newly fitted kitchen, two double bedroom, and a newly updated bathroom. Early viewing is highly recommended.

**Rent - £600 PCM**  
**Deposit - £692**



**LOUNGE/KITCHEN**  
6.38 x 3.62 (20'11" x 11'10")

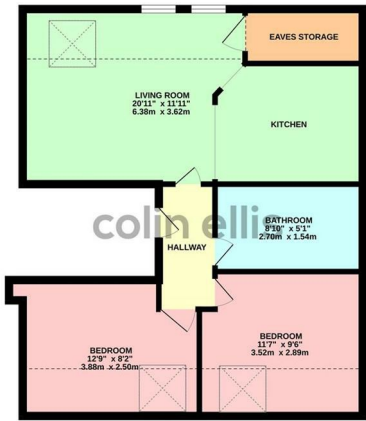
**BEDROOM ONE**  
3.88 x 2.49 (12'8" x 8'2")

**BEDROOM TWO**  
3.52 x 2.89 (11'6" x 9'5")

**BATHROOM**  
2.70 x 1.54 (8'10" x 5'0")



THIRD FLOOR  
592 sq.ft. (55.0 sq.m.) approx.

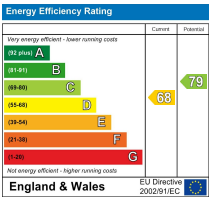


TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the agent does not warrant its accuracy. It is recommended that you obtain a professional surveyor's report before purchasing the property. The agent does not warrant the accuracy of the floor plan.

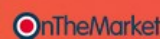
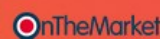
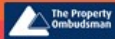
**Albemarle Crescent - 18781872**  
**Council Tax Band -**  
**Length of Tenancy - Please contact office for further information**

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.



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