





colin ellis
your trusted property experts

Albemarle Crescent,
Scarborough, YO11 1XX

Rent - £650 Per Month
Deposit - £720

FLAT 8 - OVER 45'S BUILDING
comprises a two bedroomed self-contained flat within this substantial period building which has been sympathetically converted into eight self-contained units specifically for the over 45's. passenger lift to The flat has electric heating. Rent includes for cleaning and lighting of communal areas and servicing of the lift.

2 | 1 | 1 | D

FULL DESCRIPTION
Flat 8 - over 45's comprises a two bedroomed self-contained flat within this substantial period building which has been sympathetically converted into eight self-contained units specifically for the over 45's. . The flat has electric heating. Rent includes for cleaning and lighting of communal areas and servicing of the lift.

LOCATION
From Scarborough Railway Station turn onto Northway then at the traffic lights turn right onto Victoria Road then right onto Aberdeen Walk. Follow the road round onto Albemarle Crescent and the property is situated on the left-hand side.

ENTRANCE HALL
Electric heater, under-stairs storage and entry phone system.

LOUNGE
3.8 x 4.8 (12'5" x 15'8")
Power points, uPVC Double glazed windows and two electric heaters.

KITCHEN/DINNER
2.7 x 4.9 (8'10" x 16'0")
Base, wall, and drawer units, electric integrated oven and hob, space for fridge, freezer and washing machine, sink/drainer unit, mixer tap, power points, uPVC double glazes windows and electric heater.

LANDING
Power points.

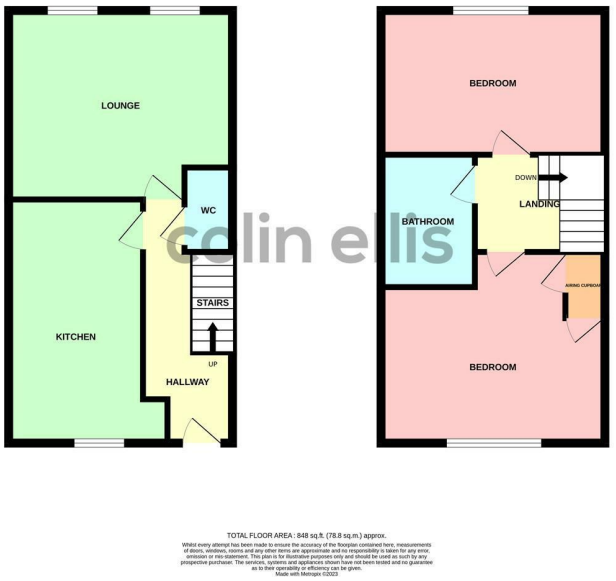
BEDROOM ONE
2.7 x 4.5 (8'10" x 14'9")
Power points and uPVC double glazed windows.

BEDROOM TWO
2.9 x 4.2 (9'6" x 13'9")
Power points and uPVC double glazed windows.



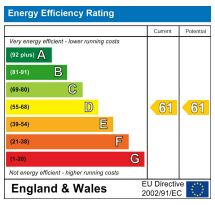






colin ellis

Albemarle Crescent - 18770882
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.

The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla
rightmove
OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk
RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR
See all our properties online
www.colinellis.co.uk