

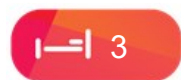


**colin ellis**  
your trusted property experts

**Esplanade,**  
**, YO11 2UZ**

THREE BEDROOM TOP FLOOR APARTMENT offers SPACIOUS living with a MODERN KITCHEN and BATHROOM. The apartment is in great decorative order throughout and is located at the TOP of the ESPLANADE, giving access to coastal walks and the South Bay. The apartment also comes with a lift and garage.

**Rent - £950 PCM**  
**Deposit - £1,050**



**LOCATION**

Being located on the south side of Scarborough the apartment is well positioned for a wealth of amenities and attractions including Scarborough's South bay and the beach, Italian Gardens, The Esplanade, The Clock Tower, The Scarborough Spa, golf course, local shops plus a choice of schools and colleges.

**COMMUNAL**

To the front is a paved entrance leading to the front door with phone entry system. Inside is a communal hallway with stairs and lift to the top floor.

**ENTRANCE HALL**

Entrance to apartment door with stairs to landing with two sky lights, two ceiling lights, coving and storage cupboard.

**LOUNGE**

4.74 x 4.35 (15'7" x 14'3")  
With coving, ceiling light, wooden fireplace with gas fire, radiator, window seat overlooking the bay and a second uPVC double glazed window.

**KITCHEN**

7.15 x 2.24 (23'5" x 7'4")  
With uPVC double glazed window overlooking the sea, newly fitted kitchen with worktop, range of cupboards and drawers, built in gas hob, oven, microwave, extractor, dishwasher, space for washing machine, space for fridge freezer, set of ceiling spot lights and dining area.

**BEDROOM ONE**

5.64 x 3.76 (18'6" x 12'4")  
Window overlooking the sea, two radiators, ceiling light, coving and door to hallway.

**BEDROOM TWO**

4.82 x 2.14 (15'10" x 7'0")  
With uPVC double glazed window, coving, loft access, radiator, fitted wardrobes and door to hallway.

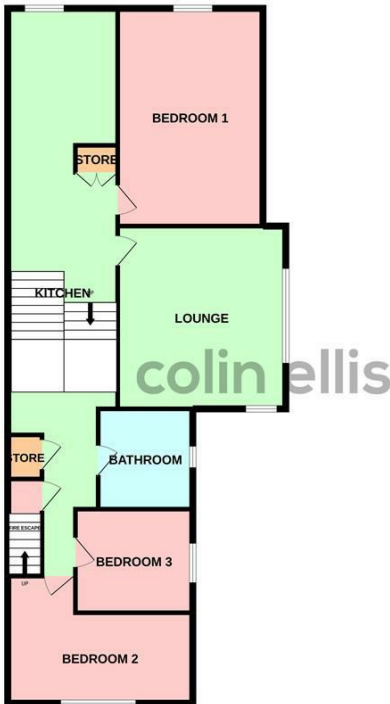
**BEDROOM THREE**

3.06 x 2.39 (10'0" x 7'10")  
With uPVC double glazed window, coving, radiator and door to hallway.

**BATHROOM**



TOPFLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Esplanade - 18008417**  
**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	Potential
Very energy efficient - lower running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	51
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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