



**colin ellis**  
your trusted property experts

## Albemarle Crescent, Scarborough, YO11 1XS

Situated in the Scarborough Town Centre, this newly refurbished one 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, one double bedroom, and a newly updated bathroom. Early viewing is highly recommended.

**Rent - £550 PCM**  
**Deposit - £630**



## LOUNGE/KITCHEN

4.59 x 3.29 (15'0" x 10'9")

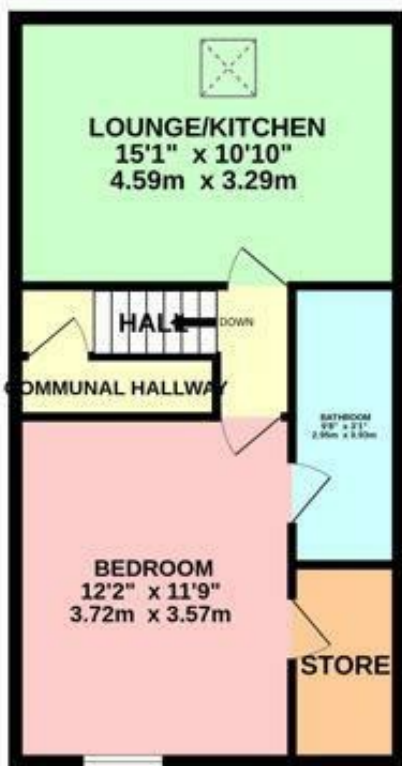
## BEDROOM

3.57 x 3.72 (11'8" x 12'2")

## BATHROOM

2.95 x 0.93 (9'8" x 3'0")

3RD FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



Albemarle Crescent - 18695246

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		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 01723 363565  
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES  
LETTINGS CHARTERED SURVEYOR

See all our properties online  
www.colinellis.co.uk