



## **35 Edgewood, Scarborough, YO11 2TJ**

**£650 PCM**

This well presented two bedroom top floor apartment with lift access is situated on the South side of Scarborough and is close to the shops on Ramshill and within walking distance of the Town Centre. The property has electric heating, one allocated parking space (no commercial vehicles, motorhomes, caravans or boats allowed) and comprises a lounge/kitchen, two bedrooms and a bathroom.

This building has a no pet policy.

An older child will be accepted. Strictly no Smoking.

EPC rating D

## COMMUNAL ENTRANCE

With telephone door entry system, leading to

## COMMUNAL HALLWAY

with stairs and lift up to

## FLAT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

With electric heater, double glazed windows overlooking the rear and telephone point

## KITCHEN

With a range of wall, drawer and base units, under cupboard lights. Inset stainless steel one and a half sink with mixer tap, tiled splash back. Built-in electric oven, inset ceramic hob and stainless steel extractor fan over. Space for washing machine, dishwasher and fridge/freezer

## BEDROOM ONE

With electric heater, telephone point and double glazed window overlooking the rear.

## BEDROOM TWO

With electric heater, phone point and double glazed window overlooking the rear

## BATHROOM

With corner shower cubicle and bar mixer shower, handbasin and WC, ladder radiator and window

## DIRECTIONS

SATNAV - postcode YO11 2TJ  
what3words - ///spend.glow.note

## UTILITIES

COUNCIL TAX - Band C (North Yorkshire Council)  
ELECTRIC CHARGES - metered  
WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS

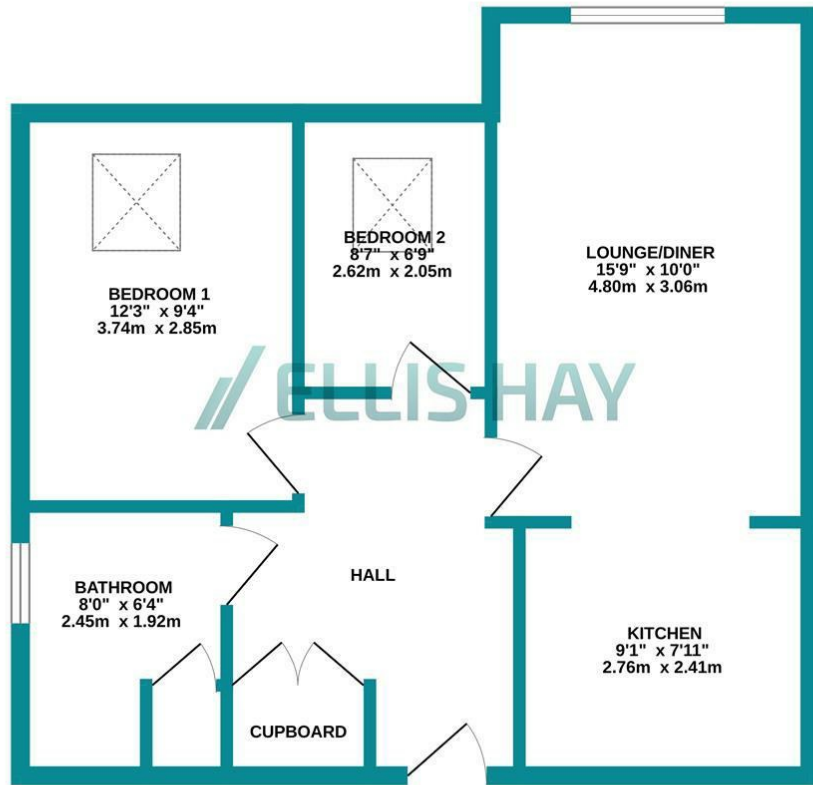
ARE:

RENT £650.00  
HOLDING DEPOSIT -£150.00  
DEPOSIT £750.00

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TOTAL £1250.00  
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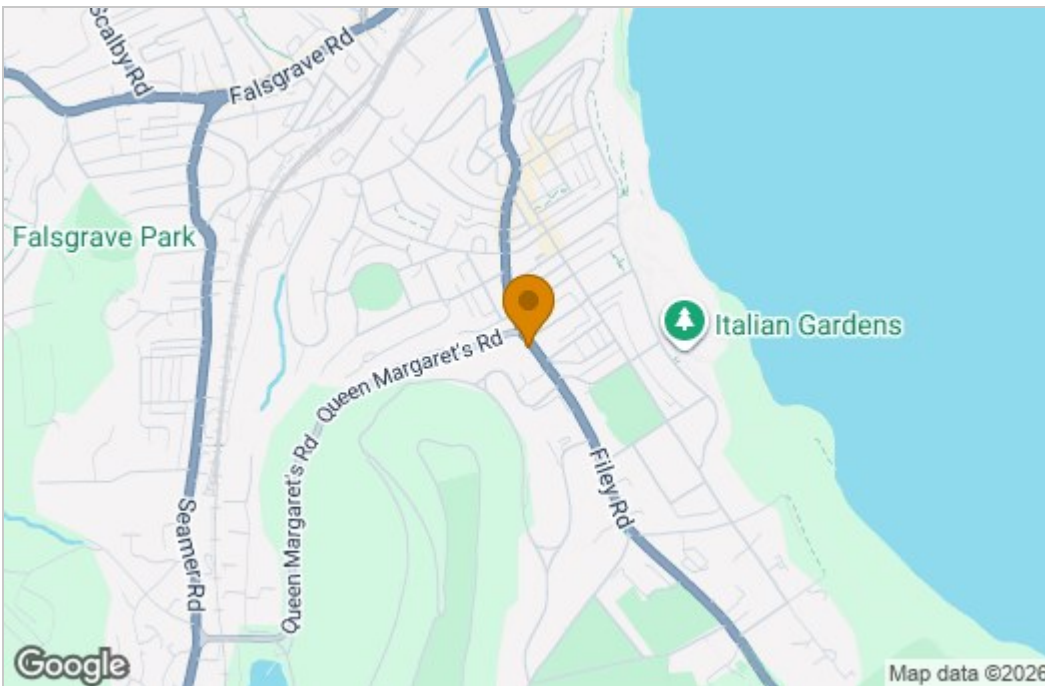
# Floor Plan

539 sq.ft. (50.1 sq.m.) approx.

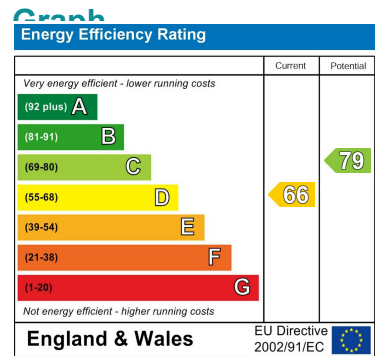


TOTAL FLOOR AREA : 539 sq.ft. (50.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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# Area Map



# Energy Efficiency



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