



colin ellis
your trusted property experts

Albemarle Crescent, Scarborough, YO11 1XX

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

Rent - £650 PCM
Deposit - £750



LOUNGE/KITCHEN
 4.89 x 6.12 (16'0" x 20'0")

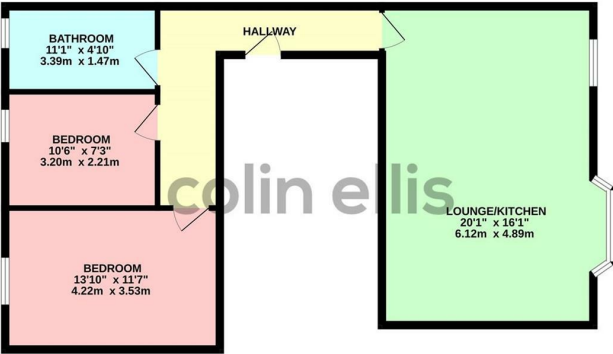
BEDROOM ONE
 4.22 x 3.53 (13'10" x 11'6")

BEDROOM TWO
 3.20 x 2.21 (10'5" x 7'3")

BATHROOM
 3.39 x 1.47 (11'1" x 4'9")



FIRST FLOOR
 689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of areas, volumes, extents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various, systems and appliances shown have not been tested and no guarantee is given as to their operation or fitness for use.
 Made with Mapbox (2020)

Albemarle Crescent - 18781871
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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-39) 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