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your trusted property experts

## **Cromwell Terrace, Scarborough, YO11 2DT**

A well-presented first-floor flat offering comfortable and spacious accommodation in a convenient Scarborough location. The property features a bright living room/ fitted kitchen, two good-sized bedrooms, and a shower room. Benefiting from electric panel heating, Conveniently situated close to local amenities, transport links, and the town centre, with easy access to Scarborough's beaches and attractions. Water rates are included in the rent

**Rent - £650 PCM**  
**Deposit - £690**



## LIVING ROOM / KITCHEN

5.787 x 3.643 (18'11" x 11'11")

## BEDROOM ONE

4.268 x 2.712 (14'0" x 8'10")

## BEDROOM TWO

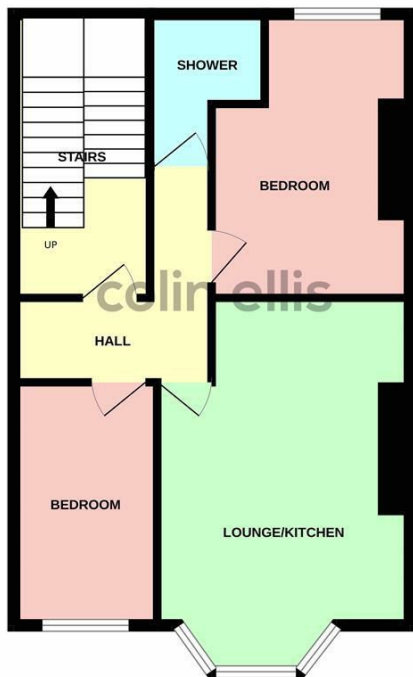
3.455 x 1.997 (11'4" x 6'6")

## BATHROOM

2.209 x 1.581 (7'2" x 5'2")



1ST FLOOR



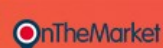
Cromwell Terrace - 18009186

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			
(81-91)	A		
(69-80)	B		77
(55-68)	C		
(49-54)	D		
(39-48)	E	42	
(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

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