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## **New Queen Street, Scarborough, YO12 7HL**

**Rent - £695 Per Month  
Deposit - £800**

This beautifully refurbished one bedroom ground floor flat offers stylish modern living with a brand-new kitchen and bathroom, contemporary flooring, and fresh décor throughout. The professionally refurbished building provides high-quality turnkey accommodation, complete with brand-new white goods included for added convenience. The block itself also benefits from secure intercom entry system and newly installed CCTV security to the communal ground floor area, helping create a safe, well-maintained and professionally managed living environment.



**COMMUNAL AREA**

Newly refurbished communal areas and upgraded internal doors throughout.

**ENTRANCE HALL**

Benefits from phone entry system for added security.

**LOUNGE/KITCHEN**

4.10 x 3.84 (13'5" x 12'7")

Open plan living with with a contemporary fitted kitchen, with brand new white goods included, and upgraded flooring.

**BEDROOM**

2.67 x 2.30 (8'9" x 7'7")

Neutral décor and upgraded carpets.

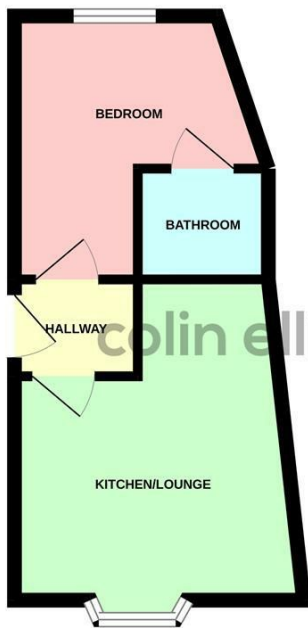
**BATHROOM**

2.39 x 1.22 (7'10" x 4'0")

High quality, modern wet room.



GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA - 243 sq.ft. (22.6 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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**New Queen Street - 18804341**  
**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		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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