

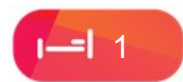


colin ellis
your trusted property experts

**Esplanade Gardens,
Scarborough, YO11 2AW**

**Rent - £575 Per Month
Deposit - £630**

Only a short walk to Scarborough's famous Esplanade this ONE BEDROOM LOWER GROUND FLOOR apartment and offers spacious rooms, a MODERN KITCHEN and bathroom. The apartment is only a short walk to local shops and amenities. Viewing is highly recommended.



HALLWAY

LOUNGE

6.17 x 5.89 (20'2" x 19'3")

KITCHEN

2.71 x 3.33 (8'10" x 10'11")

BEDROOM

3.40 x 4.02 (11'1" x 13'2")

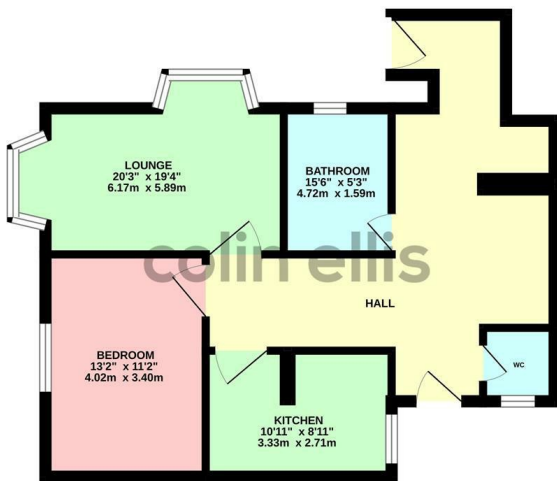
BATHROOM

4.72 x 1.59 (15'5" x 5'2")

SEPARATE W/C



BASEMENT
893 sq.ft. (83.0 sq.m.) approx.

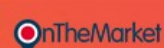


TOTAL FLOOR AREA: 893 sq ft. (83.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing, we do not accept any liability for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any purpose. The network, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
RCS Reg No: 10225

Esplanade Gardens - 18734881
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			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	
			EU Directive 2002/91/EC



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

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