

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FLAT 2, 7 OCEAN ROAD, WHITBY. YO21 3HY



A SPACIOUS, FIRST FLOOR, 1 BEDROOM APARTMENT WHICH STRADDLES A COMMUNAL LANDING, BUT HAS VIEWS TO THE SEA AND IS CONVENIENTLY POSITIONED FOR ACCESS TO THE TOWN'S MANY AMENITIES.

**It offers: double bedroom, bathroom and kitchen plus a large lounge on the opposite side of the communal first floor landing.
uPVC double glazing, gas central heating. Unfurnished. Sorry no Smokers or Pets**

RENT: £450 PCM



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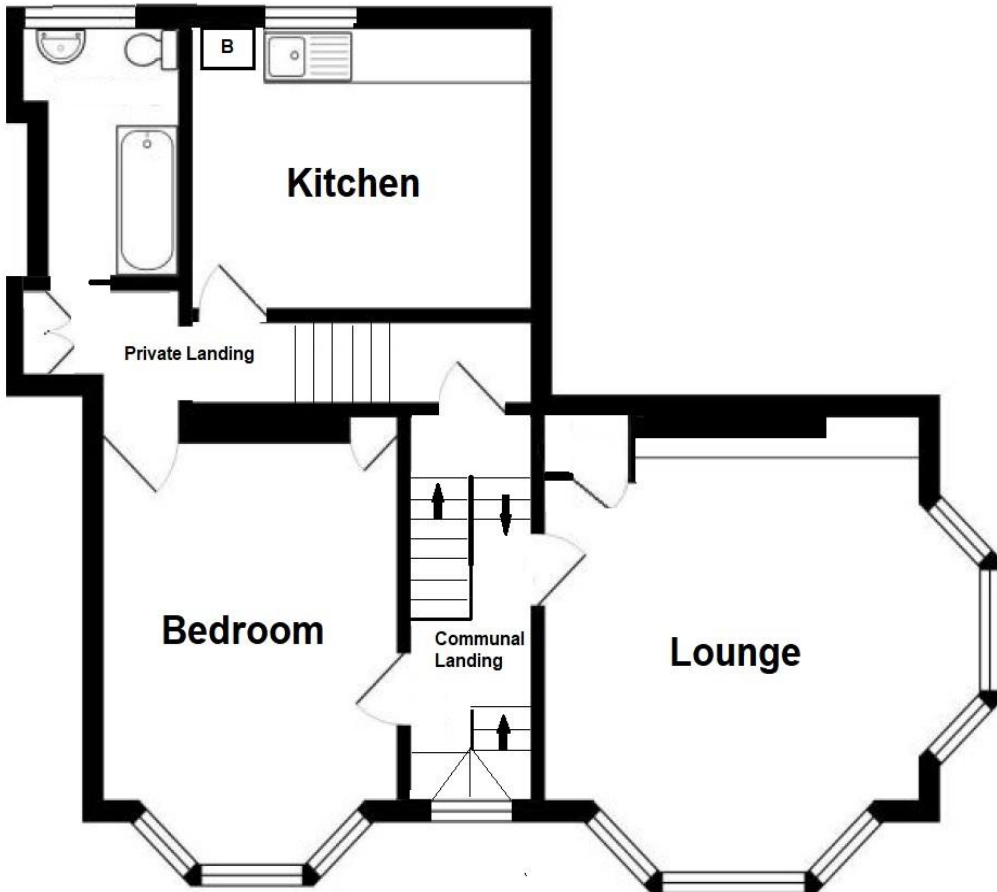
Fax: (01947) 820594



Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA







Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Terms: All tenants will need to submit a referencing application for which there is no charge. Tenants will need to provide a bond for the property which equates to the monthly rent. Tenants will be responsible for all services and council tax in relation to the property.

Services: The property is connected to mains water, gas, electricity and drainage. There is a modern combi-style gas central heating boiler.



Council Tax Banding: 'A' 2023-24 Scarborough Borough Council Tel 01723 232323.

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the landlord(s). The particulars are a general outline only for the guidance of intending tenants and do not constitute an offer or contract. Any prospective tenants should satisfy themselves by inspection or otherwise as to their correctness.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Call us for a free appraisal of your property if you are considering selling



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