



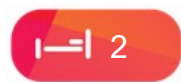
colin ellis
your trusted property experts

Albemarle Crescent, Scarborough, YO11 1XX

FLAT 8 - OVER 45'S BUILDING

comprises a two bedroomed self-contained flat within this substantial period building which has been sympathetically converted into eight self-contained units specifically for the over 45's. passenger lift to The flat has electric heating. Rent includes for cleaning and lighting of communal areas and servicing of the lift.

Rent - £650 Per Month
Deposit - £720



FULL DESCRIPTION

Flat 8 - over 45's comprises a two bed roomed self-contained flat within this substantial period building which has been sympathetically converted into eight self-contained units specifically for the over 45's. . The flat has electric heating. Rent includes for cleaning and lighting of communal areas and servicing of the lift.

LOCATION

From Scarborough Railway Station turn onto Northway then at the traffic lights turn right onto Victoria Road then right onto Aberdeen Walk. Follow the road round onto Albemarle Crescent and the property is situated on the left-hand side.

ENTRANCE HALL

Electric heater, under-stairs storage and entry phone system.

LOUNGE

3.8 x 4.8 (12'5" x 15'8")

Power points, uPVC Double glazed windows and two electric heaters.

KITCHEN/DINNER

2.7 x 4.9 (8'10" x 16'0")

Base, wall, and drawer units, electric integrated oven and hob, space for fridge, freezer and washing machine, sink/drain unit, mixer tap, power points, uPVC double glazes windows and electric heater.

LANDING

Power points.

BEDROOM ONE

2.7 x 4.5 (8'10" x 14'9")

Power points and uPVC double glazed windows.

BEDROOM TWO

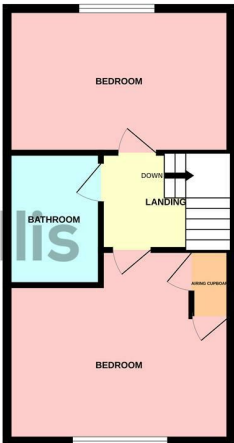
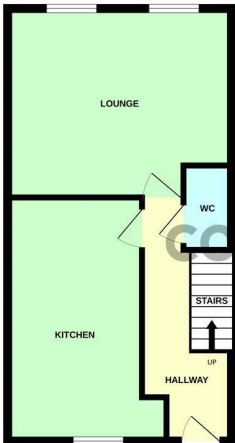
2.9 x 4.2 (9'6" x 13'9")

Power points and uPVC double glazed windows.



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



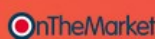
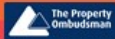
TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the approximate positions. The plan is not to be used for any other purpose and no guarantee as to their quantity or accuracy can be given.
Made with Mapbox 10/2022

Albemarle Crescent - 18770882
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		
Very energy efficient - lower running costs	Current	Potential
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D		
(48-54) E		
(39-47) F		
(31-38) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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