



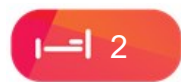
colin ellis
your trusted property experts

Albemarle Crescent, Scarborough, YO11 1XX

OVER 55'S ONLY

Centrally located in the town centre this two bedroom spacious duplex flat is inside a block for the over 55's only. The flat has a living room, kitchen diner, two bedrooms and a bathroom. Available immediately this well presented flat is worth viewing.

Rent - £700 PCM
Deposit - £800



ENTRANCE HALL

LOUNGE
 4.58 x 3.86 (15'0" x 12'7")

KITCHEN
 4.99 x 2.74 (16'4" x 8'11")

W/C
 1.73 x 0.81 (5'8" x 2'7")

LANDING

BEDROOM ONE
 4.63 x 2.77 (15'2" x 9'1")

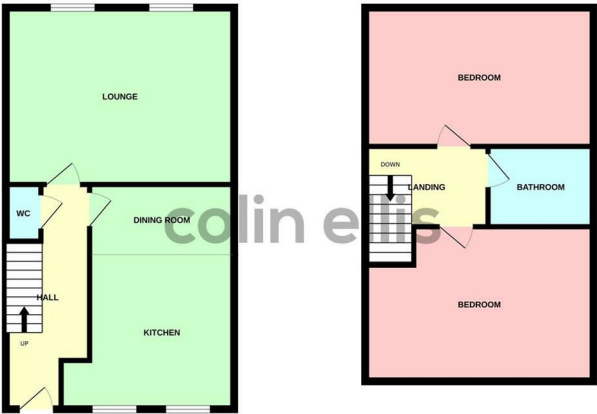
BEDROOM TWO
 4.58 x 2.91 (15'0" x 9'6")

BATHROOM
 2.50 x 1.99 (8'2" x 6'6")



GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by any prospective purchaser. The services, fixtures and appliances shown here can be altered and the guarantee of this plan is not a guarantee of the actual property. Colin Ellis Property Services Ltd

Albemarle Crescent - 18021099
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			
(48-54)	E			
(35-47)	F			
(1-34)	G			
Not energy efficient - higher running costs				
England & Wales			62	62
			EU Directive 2002/91/EC	

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



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