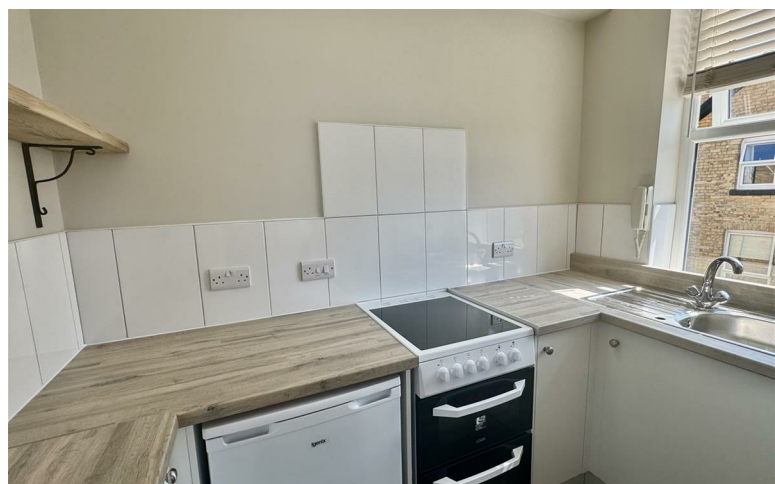




colin ellis
your trusted property experts

Trinity Road,
Scarborough, YO11 2TA

Rent - £420 Per Month
Deposit - £484

Colin Ellis welcome to the market a WELL PRESENTED studio apartment set in the SOUGHT AFTER area of SOUTH CLIFF. This SECOND FLOOR property, has been recently redecorated and enjoys a view over the communal garden.



LIVING ROOM/BEDROOM
5.009 x 3.869 (16'5" x 12'8")

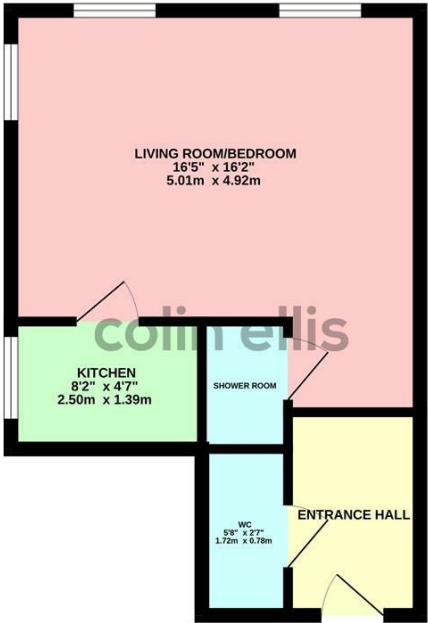
KITCHEN
2.496 x 1.391 (8'2" x 4'6")

SHOWER ROOM

SEPARATE W/C
1.716 x 0.779 (5'7" x 2'6")



SECOND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 355 sq.ft. (33.0 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.
Made with Metagen 12/2019

Trinity Road - 18827161
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		81
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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