



41 Trafalgar Square

, Scarborough, YO12 7PZ

£595 PCM



This newly renovated one bedroom apartment is close to the North Bay and Peasholm Park. It has views over the Cricket Ground, communal laundry facilities and comprises an open plan lounge/kitchen, one bedroom and a shower room.

Sorry not suitable for children or pets, strictly no smoking.

EPC rating TBC



COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

with stairs up to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE/KITCHEN

with a range of base units, stainless steel sink, splashback, integrated oven and hob with extractor over, space for fridge/freezer, window and electric heaters

BEDROOM

with window and electric heaters

BATHROOM

with WC, hand basin and shower cubicle with electric shower

DIRECTIONS

SATNAV - postcode YO12 7PZ

what3words - ///rally.corn.vibrate

UTILITIES

COUNCIL TAX - Band A (North Yorkshire Council)

WATER CHARGES - included in rent

ELECTRIC CHARGES - PAYG cards from landlord

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £135.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £595.00

HOLDING DEPOSIT -£135.00

DEPOSIT £685.00

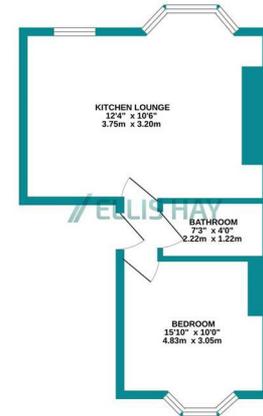
TOTAL £1145.00

Area Map



Floor Plans

GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 328 sq.ft. (30.4 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, the measurements shown are approximate and should not be relied upon for legal purposes. The floor plan is provided for information only and does not constitute a contract. The floor plan is subject to change without notice and the landlord is not responsible for any errors or omissions.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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