



**5 Westbourne Road, Scarborough, YO11 2SP**

**£625 PCM**

This two bedroom modern apartment is situated on Scarborough's South Cliff, overlooks the Oriel Cricket ground and is close to the shops on Ramshill and is within walking distance of the Town. The property has electric heating and comprises of a lounge, kitchen, two bedrooms and a bathroom

One small pet will be accepted, a child accepted. Strictly no Smoking

EPC rating C

## COMMUNAL FRONT DOOR

leading to

## COMMUNAL HALLWAY

with stairs up to

## FLAT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window and heater

## KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, plumbing for washing machine, plumbing for dishwasher, integrated electric oven and hob with extractor over and integrated fridge freezer,

## BEDROOM ONE

with window and electric heater

## BEDROOM TWO

with window and electric heater

## BATHROOM

with white three piece suite, shower over the bath and heater

## DIRECTIONS

SATNAV postcode YO11 2SP

What3words - ///drank.hugs.fluid

## UTILITIES

COUNCIL TAX - Band C (Scarborough Borough Council)

ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

## REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £140.00 (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 £625.00

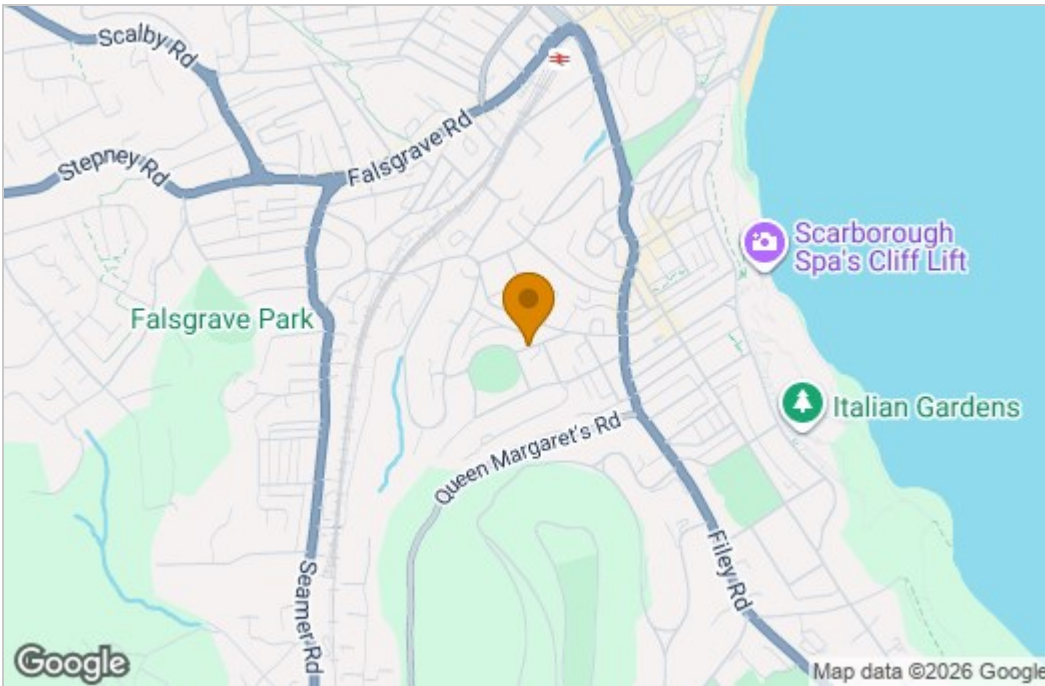
HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

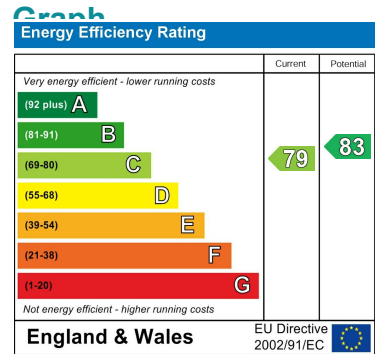
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TOTAL £1205.00  
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# Floor Plan

## Area Map



## Energy Efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.