



## 27 Albemarle Crescent, Scarborough, YO11 1XX

**£595 PCM**

This FULLY FURNISHED two bed roomed second floor flat is situated in the Town Centre and benefits from gas central heating and part UPVC double glazing. The property comprises a lounge/kitchen, two bedrooms and shower room.

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

EPC rating C

**COMMUNAL FRONT DOOR**

leading to

**COMMUNAL HALLWAY**

with stairs up to

**FLAT DOOR**

leading to

**LOUNGE AREA**

with window and radiator

**KITCHEN AREA**

with a range of base and wall units, integrated electric oven and hob with extractor over, tiled splashback, sink unit, washing machine, fridge/freezer and window

**BEDROOM ONE**

with window and radiator

**BEDROOM TWO**

with window and radiator

**SHOWER ROOM**

with WC, hand basin and shower cubicle with electric shower

**DIRECTIONS**

SATNAV - Postcode YO11 1XX  
what3words - ///palace.odds.mass

**UTILITIES**

COUNCIL TAX - Band A (North Yorkshire Council)  
ELECTRIC CHARGES - TBC  
GAS CHARGES - TBC  
WATER CHARGES - TBC

**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).

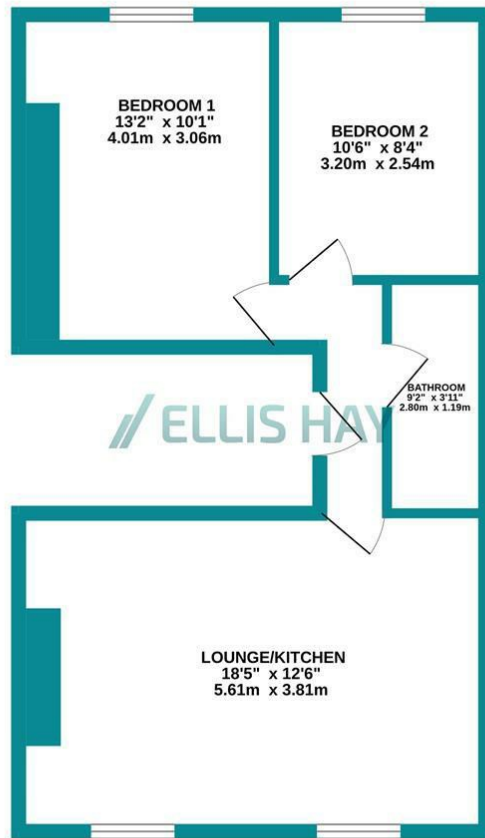
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £595.00  
HOLDING DEPOSIT -£135.00  
DEPOSIT £685.00

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TOTAL £1145.00  
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# Floor Plan

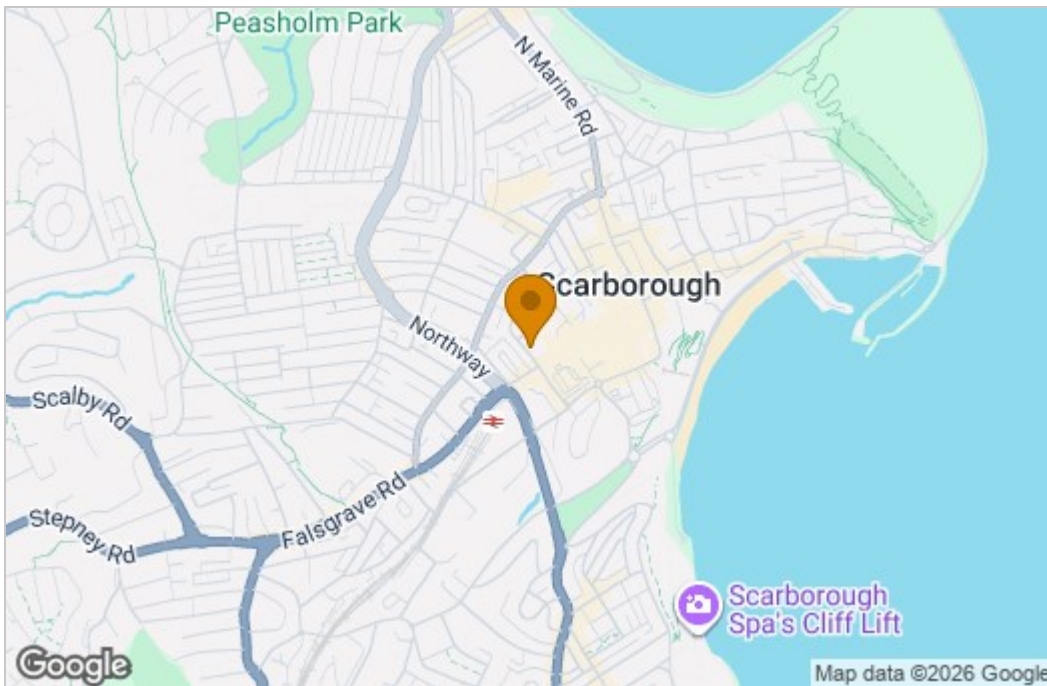
495 sq.ft. (46.0 sq.m.) approx.



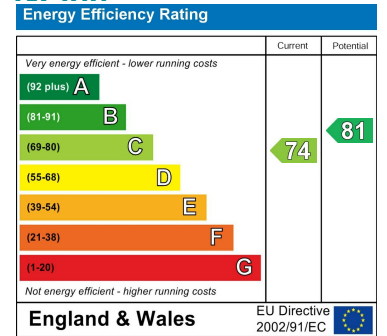
TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.

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.  
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# Area Map



# Energy Efficiency Graph



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