



## 62-64 Ramshill Road

, Scarborough, YO11 2QG

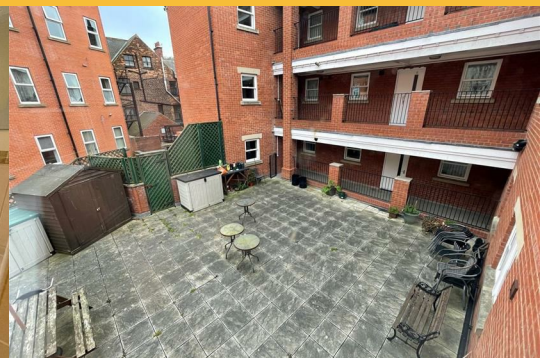
£525 PCM



This one bedroom apartment is situated on Ramshill, close to local amenities and is within walking distance of the Town Centre. The property has gas fire heating, double glazing, lift access and comprises a lounge/kitchen, one bedroom and a bathroom.

Sorry no children, pets or smoking.

EPC rating B



## FORECOURT FRONT

### ENTRANCE HALL

with hallway, stairs or lift access to all floors, letterboxes and meter cupboards

### LOUNGE/KITCHEN

open plan with bay window, radiator, TV point, telephone point and ceiling lights. Kitchen area with a range of base and wall units, electric hob and oven, washing machine, stainless steel sink, mixer taps

### BEDROOM ONE

with window and radiator

### BATHROOM

with a white three piece suite, radiator and extractor fan

### OUTSIDE

there is a communal courtyard to the rear

### DIRECTIONS

SATNAV - Postcode YO11 2QG  
what3words - ///point.patch.reward

### UTILITIES

COUNCIL TAX - Band B (Scarborough Borough Council)  
WATER CHARGES - the property is on a water meter  
GAS CHARGES - quarterly account  
ELECTRIC CHARGES - quarterly account

### REFERENCING

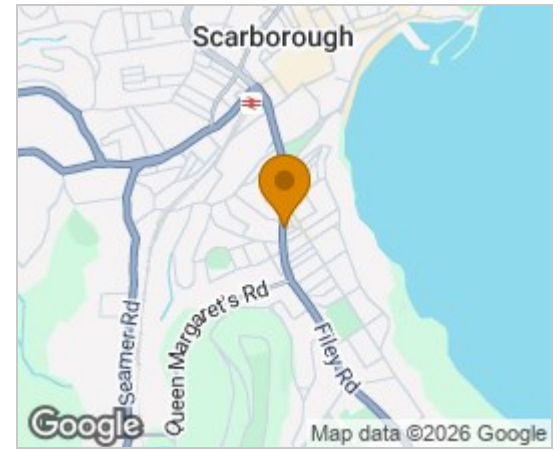
TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £120.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, 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:

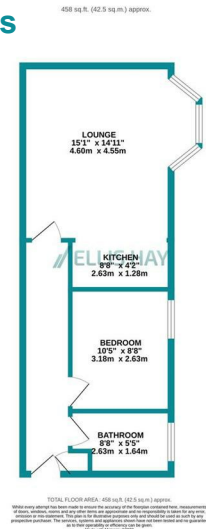
RENT £525.00  
HOLDING DEPOSIT -£120.00  
DEPOSIT £605.00

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TOTAL £1010.00  
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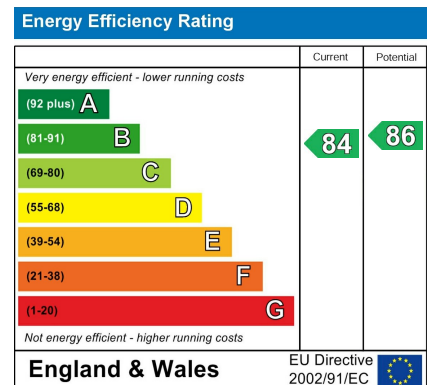
## Area Map



## Floor Plans



## Energy Efficiency Graph



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