



27 Albemarle Crescent, Scarborough, YO11 1XX

£595 PCM

This FULLY FURNISHED two bedroomed 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

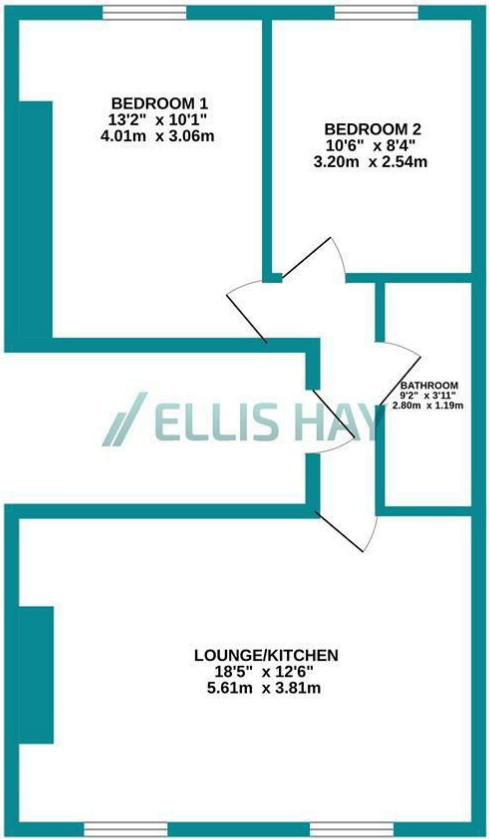
HOLDING DEPOSIT -£135.00

DEPOSIT £685.00

TOTAL £1145.00

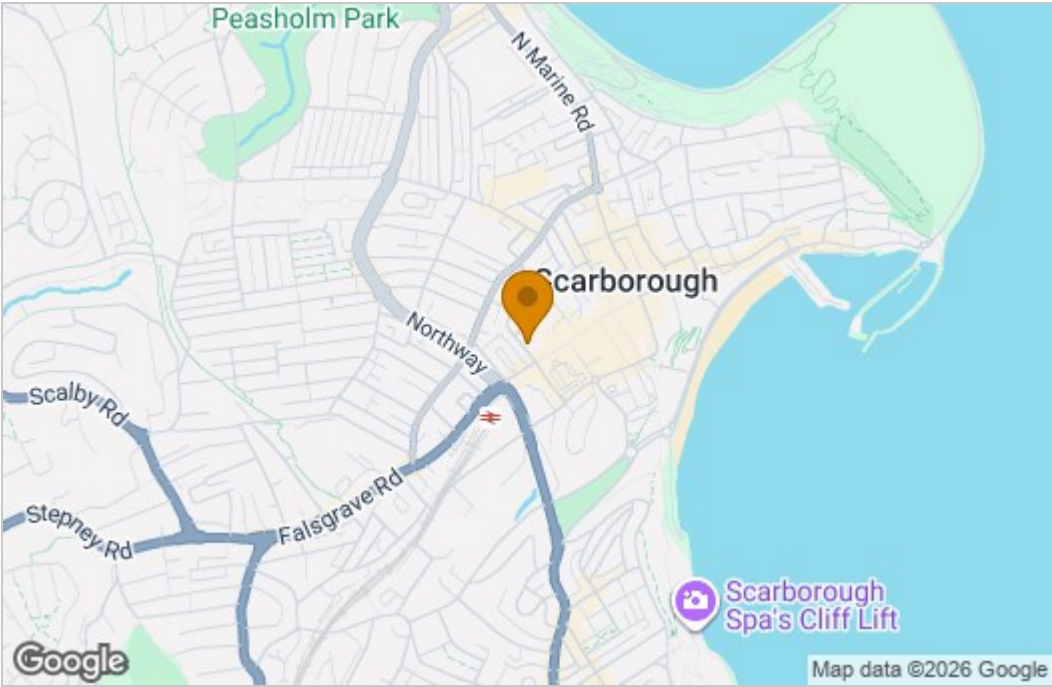
Floor Plan

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

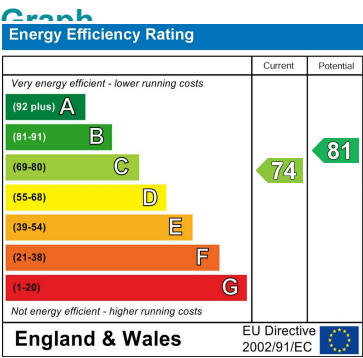


TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.