



27 Albemarle Crescent

, Scarborough, YO11 1XX

£595 PCM



This FULLY FURNISHED two bedroomed first 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

HALLWAY

leading to

FLAT DOOR

leading to

LOUNGE AREA

with bay 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 and window

BEDROOM ONE

with window and radiator

BEDROOM TWO

with uPVC double glazed 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

Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	75	82
England & Wales		EU Directive 2002/91/EC

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