



62- 64 Ramshill Road, Scarborough, YO11 2QG

£695 PCM

This two bedroom apartment is situated on Ramshill, close to local amenities and is within walking distance of the Town Centre. The property has gas central heating, double glazing and comprises a lounge, kitchen, two bedrooms - one en-suite and a bathroom.

Sorry not suitable for children. Sorry no pets and strictly no smoking.

EPC rating C

COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

with stairs and lift leading to

FLAT DOOR

leading to

LOUNGE

with bay window overlooking the front and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash back, integrated electric oven and gas hob with extractor over, integrated fridge/freezer, integrated washing machine, window and radiator

BATHROOM

with a white three piece suite and radiator

BEDROOM ONE

with window and radiator

EN-SUITE

with WC, hand basin and shower cubicle

BEDROOM TWO

with window and radiator

DIRECTIONS

SATNAV - postcode YO11 2QG

what3words - ///likes.fines.deny

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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 £695.00

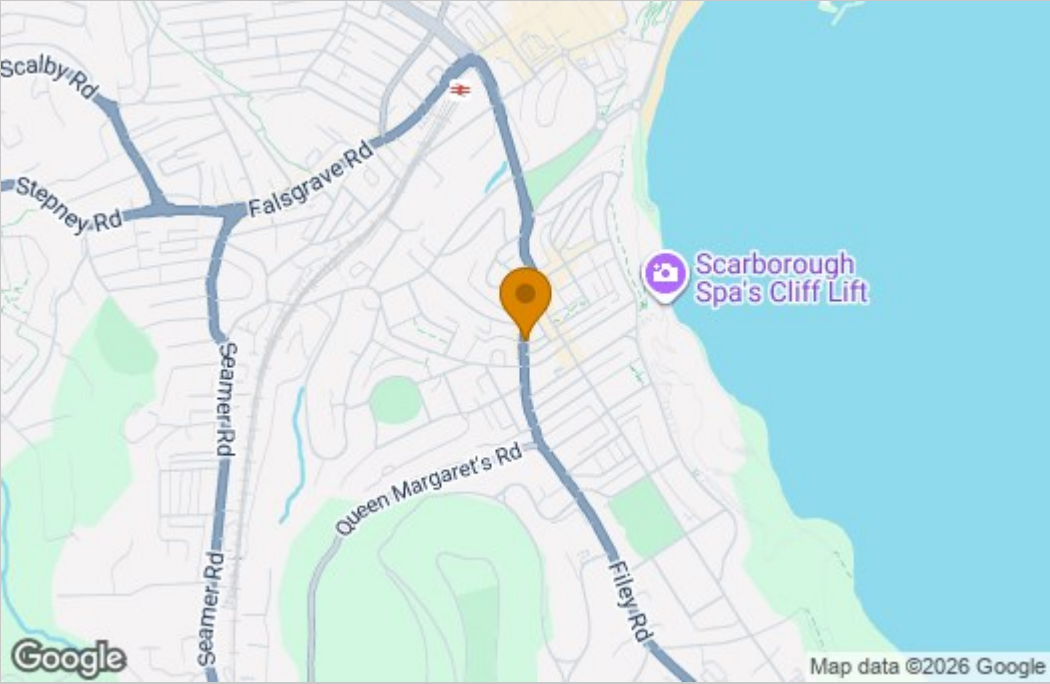
HOLDING DEPOSIT -£160.00

DEPOSIT £800.00

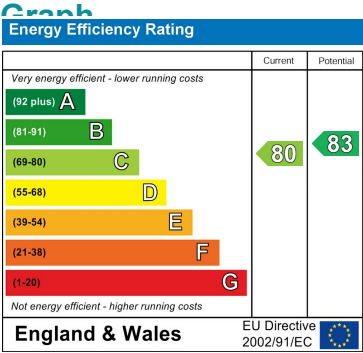
TOTAL £1335.00

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