



73 Phoenix Drive

, Scarborough, YO12 4AZ

£650 PCM



Modern two bedroom ground floor apartment with open aspects. The apartment has entrance hall, lounge/kitchen, 2 bedrooms and bathroom. This property benefits from an off road parking space.

Sorry No Pets, Children or Smoking

EPC Rating: C



COMMUNAL FRONT DOOR

OWN PRIVATE FRONT DOOR

ENTRANCE HALL

With door Answer Phone, radiator and store cupboard

LOUNGE/KITCHEN

With uPVC patio doors, pleasant aspect, TV point, telephone point and radiator

KITCHEN AREA: With range of wall and base units, inset stainless steel sink with mixer taps, inset gas hob, electric oven with stainless steel extractor hood over, hotpoint washer, space fro fridge freezer, inset ceiling spots, uPVC window overlooking front

BEDROOM ONE

With uPVC double glazed window overlooking the rear, radiator

BEDROOM TWO

With uPVC double glazed window overlooking the rear and radiator

BATHROOM

½ Tiled with white three piece suite comprising panel bath with shower over, low flush WC and pedestal wash hand basin, inset ceiling spots and expelair

OUTSIDE

Designated parking space for apartment

DIRECTIONS

SATNAV - postcode YO12 4AZ

what3words - ///play.update.barks

UTILITY INFORMATION

COUNCIL TAX: Band A (North Yorkshire Council)

GAS & ELECTRIC: Pre payment Card

WATER CHARGES: Water Meter

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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 £650.00

HOLDING DEPOSIT -£150.00

DEPOSIT £750.00

TOTAL £1250.00

Area Map



Floor Plans

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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