



**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).

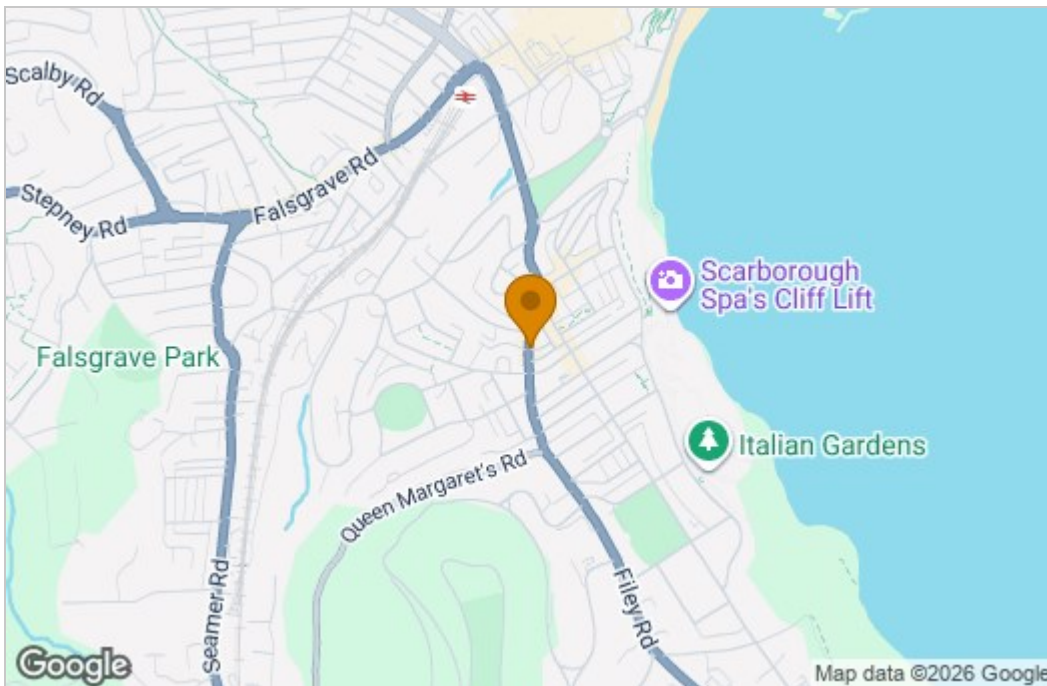
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £695.00  
HOLDING DEPOSIT -£160.00  
DEPOSIT £800.00

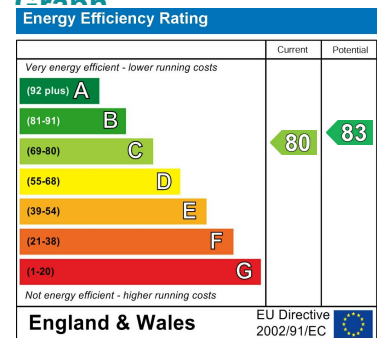
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TOTAL £1335.00  
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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