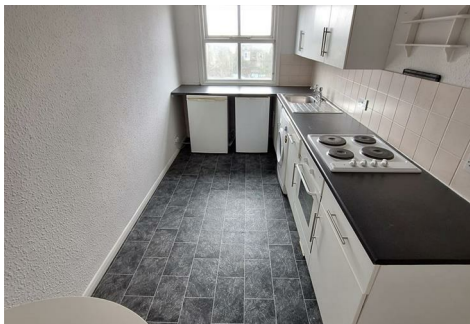




## **14 Alma Square, Scarborough, YO11 1JR** **£475 PCM**

A one bedroom top floor flat in Alma Square comprising a kitchen, lounge, bedroom, bathroom and storage cupboard. Located in the town centre close to the train station, the main shopping area and the attractions of Scarborough are all within a short distance.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating D

**COMMUNAL FRONT DOOR**

leading to

**COMMUNAL HALLWAY**

with stairs leading to

**FLAT DOOR**

leading to

**HALLWAY**

leading to

**LOUNGE**

with two windows and radiator

**KITCHEN**

with a range of wall and base units, stainless steel sink, electric hob, electric oven, spaces for appliances including plumbing for a washer, window and radiator.

**BEDROOM**

with a range of built in cupboards, windows and radiator.

**BATHROOM**

with white three piece suite, shower over the bath and radiator

**DIRECTIONS**

SATNAV - postcode YO11 1JR  
what3words - ///singer.shadow.field

**UTILITIES**

COUNCIL TAX - Band A (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 £110.00 (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).

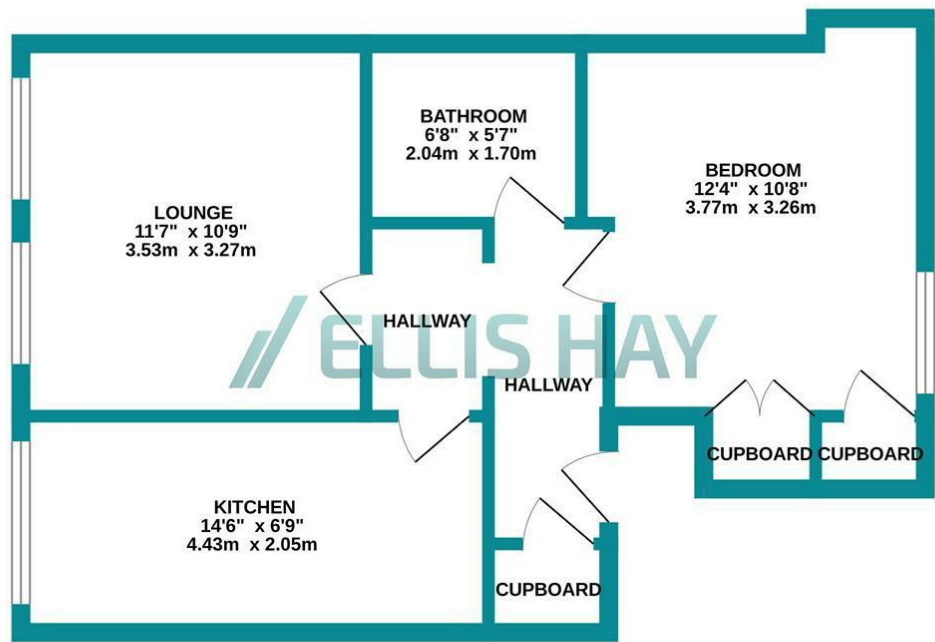
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £475.00  
DEPOSIT £548.00  
HOLDING DEPOSIT -£110.00

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TOTAL £913.00  
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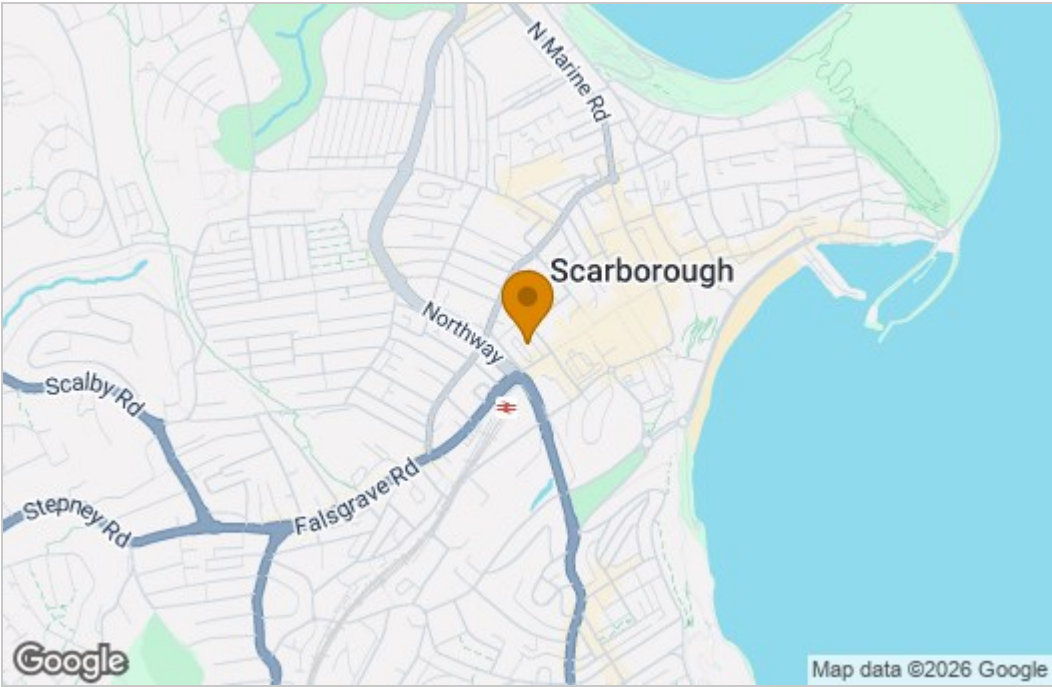
Floor Plan

GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

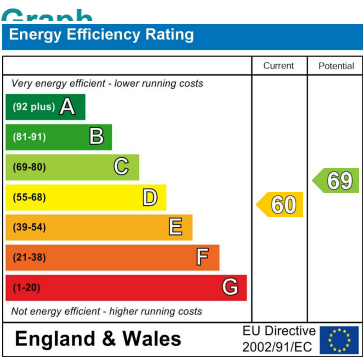


TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.