



5 Albion Crescent

, Scarborough, YO11 2LL

£625 PCM

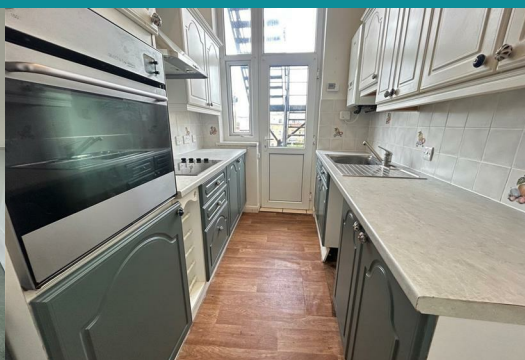


This two bedroom first floor flat is situated on South Cliff, close to the Ramshill shops and also within walking distance of the Town Centre. It comprises a lounge, kitchen, two bedrooms and a bathroom. The property benefits from gas central heating and some uPVC double glazing.

Pets not allowed on block policy.

Sorry strictly no smoking.

EPC rating C



COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

with stairs to

FLAT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window, radiator and fire with surround

KITCHEN

with a range of base and wall units, stainless steel sink unit and tiled splashback, integrated electric oven and hob, space for fridge and washing machine, window and door leading to fire escape

BEDROOM ONE

with built in cupboards, radiator and window

BEDROOM TWO

with radiator and window

BATHROOM

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

DIRECTIONS

SATNAV - postcode YO11 2LL

what3words - ///payer.gums.powder

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 £140.00 (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 £625.00

HOLDING DEPOSIT -£140.00

DEPOSIT £720.00

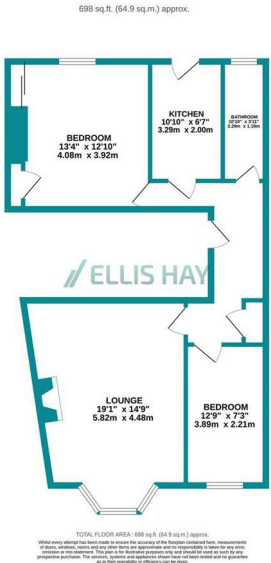
TOTAL £1205.00

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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

Council Tax Band: A
Tenure:



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property