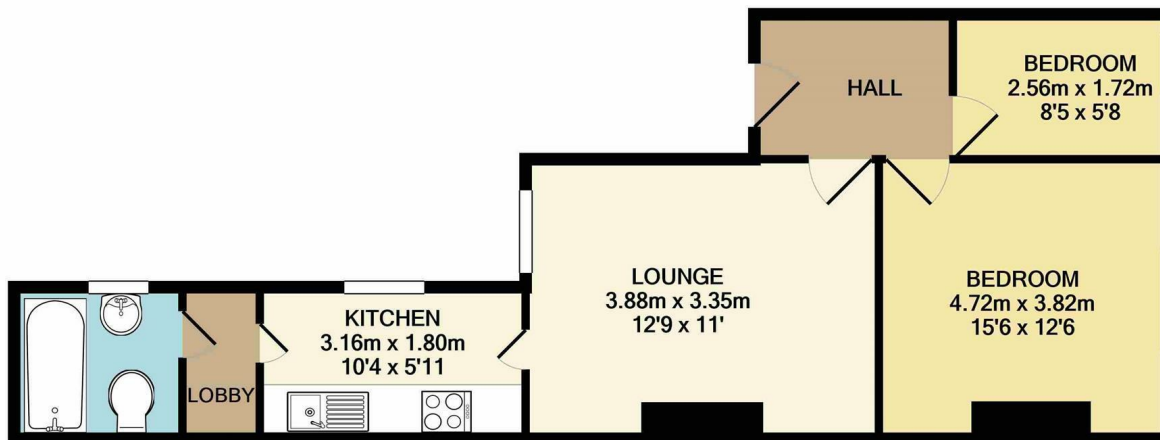




## Flat 3, 7 Londesborough Road, Scarborough, YO12 5AD

£650 Per Calendar Month

- TOP FLOOR FLAT
- UNFURNISHED
- CLOSE TO AMENITIES
- TWO BEDROOMS
- COUNCIL TAX BAND A
- AVAILABLE NOW
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATED
- NEW CARPETS IN LOUNGE
- EPC C



TOTAL APPROX. FLOOR AREA 43.5 SQ.M. (468 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022



## Viewings

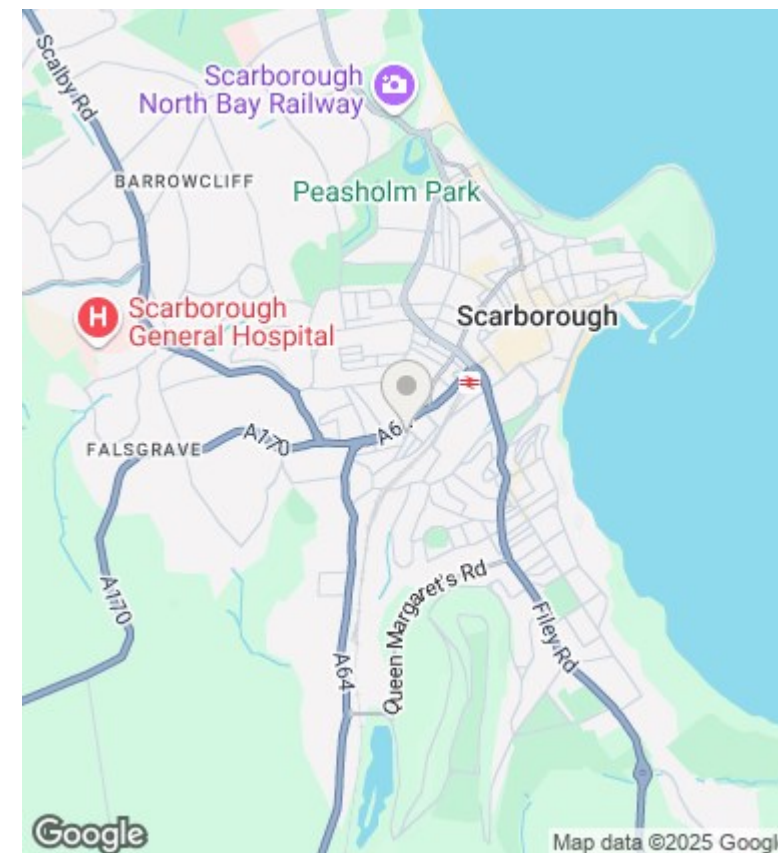
Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

EPC Rating:

C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |