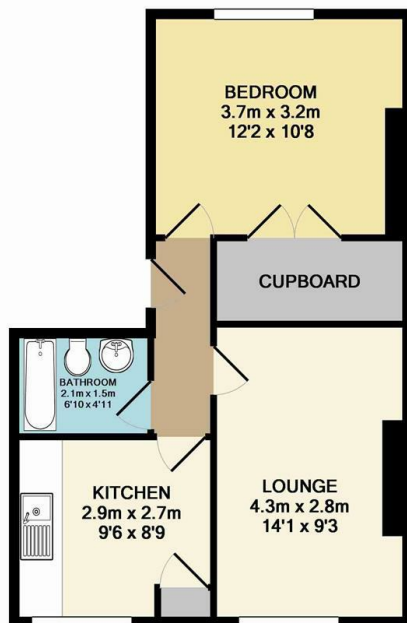




## Flat 2 32 Westbourne Grove, Scarborough, YO11 2DL

£550 Per Calendar Month

- FIRST FLOOR, ONE BEDROOM APARTMENT
- WHITE GOODS INCLUDED
- CLOSE TO ALL AMENITIES AND BEACH
- LARGE DRESSING/STORAGE ROOM
- MODERN BATHROOM SUITE WITH SHOWER
- LONG TERM LET PREFERRED
- FULLY FITTED KITCHEN
- WALKING DISTANCE FROM TOWN CENTRE
- BLOCK VIEWING: FRIDAY 8TH DECEMBER



TOTAL APPROX. FLOOR AREA 39.8 SQ.M. (428 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Viewings

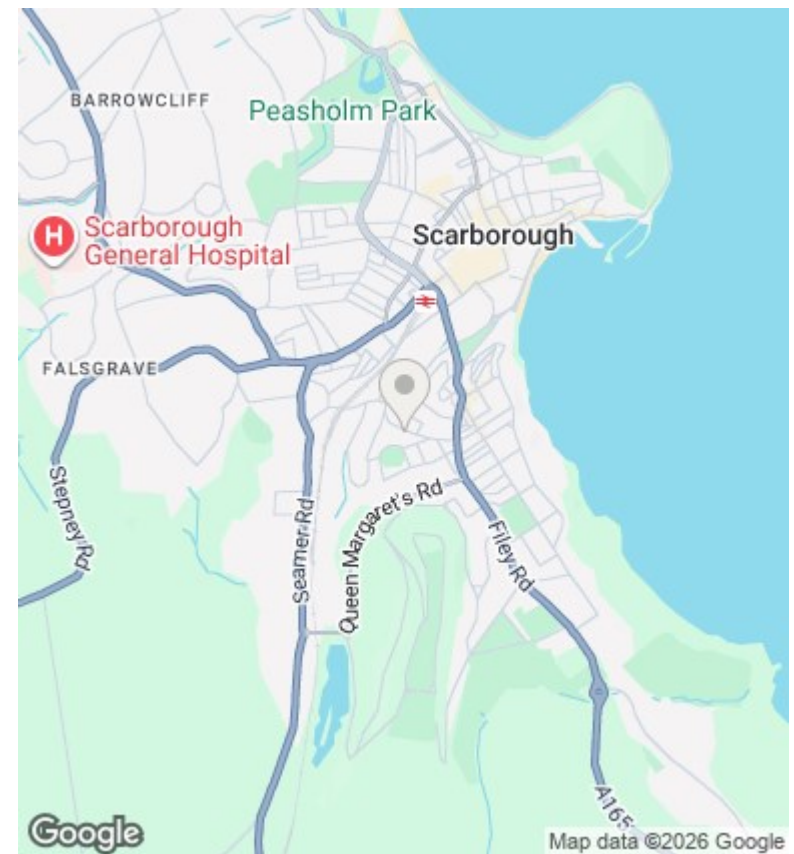
Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

A

EPC Rating:

D



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>		79
(55-68) <b>D</b>	67	
(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	