



colin ellis
your trusted property experts

**Albemarle Crescent,
Scarborough, YO11 1XX**

OVER 45'S ONLY

Centrally located in the town centre this one bedroom ground floor flat is inside a block for the over 45's only. The flat has a kitchen /living room ,one bedroom and a bathroom. Available immediately this well presented flat is worth viewing.

**Rent - £575 Per Month
Deposit - £660**



KITCHEN

3.528 x 1.523 (11'6" x 4'11")

LOUNGE

3.732 x 3.439 (12'2" x 11'3")

BATHROOM

2.428 x 0.909 (7'11" x 2'11")

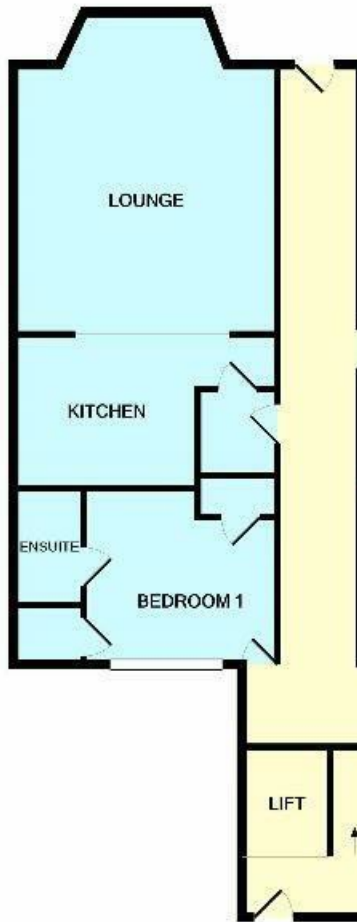
BEDROOM

2.464 x 3.183 (8'1" x 10'5")

RENT AND DEPOSIT

Rent - £575.00

Deposit ; £660.00



Albemarle Crescent - 18770299

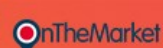
Council Tax Band - A

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you.

Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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