



colin ellis
your trusted property experts

**Aberdeen Walk,
Scarborough, YO11 1BD**

Colin Ellis welcomes this newly decorated one bedroom flat located on the first floor of a building on Aberdeen Walk in the Scarborough town centre. This flat would be suitable for a single occupant. Water rates included in the rent.

**Rent - £420 PCM
Deposit - £480**



ENTRANCE HALL

LIVING ROOM/KITCHEN

3.64 x 2.62 (11'11" x 8'7")

BEDROOM

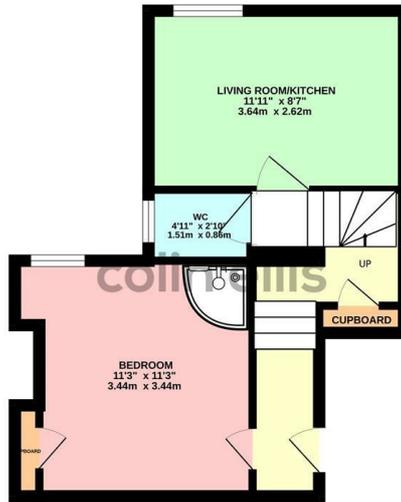
3.44 x 3.44 (11'3" x 11'3")

W/C

1.51 x 0.86 (4'11" x 2'9")



FIRST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 334 sq.ft. (31.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, the measurements of plots, areas, volumes or other particulars are not intended to be taken as a guarantee for any error or omission. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Morgan 12/2022

Aberdeen Walk - 18009315
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		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
England & Wales		74	54
		EU Directive 2002/91/EC	



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

RESIDENTIAL & COMMERCIAL SALES
 LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk