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your trusted property experts

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

OVER 45'S ONLY

Centrally located in the town centre this two bedroom spacious duplex flat is inside a block for the over 45's only. The flat has a living room, kitchen diner, two bedrooms and a bathroom. Available immediately this well presented flat is worth viewing.

**Rent - £625 PCM
Deposit - £720**

2

1

1

D

ENTRANCE HALL

LOUNGE

4.58 x 3.86 (15'0" x 12'7")

KITCHEN

4.99 x 2.74 (16'4" x 8'11")

W/C

1.73 x 0.81 (5'8" x 2'7")

LANDING

BEDROOM ONE

4.63 x 2.77 (15'2" x 9'1")



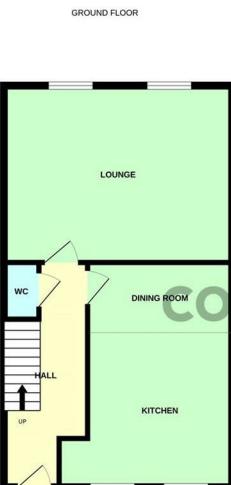
BEDROOM TWO

4.58 x 2.91 (15'0" x 9'6")



BATHROOM

2.50 x 1.99 (8'2" x 6'6")



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of distances, areas and any other data are approximate and are provided for guidance only. Any errors, omissions or inaccuracies may not be reflected in the floorplans. Prospective buyers must rely on their own investigations. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or state of repair. Made with Metropix C2024

Albemarle Crescent - 18781757

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	Planned
Very energy efficient - lower running costs			
(92 plus) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	62
EU Directive 2002/91/EC			



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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