



# colin ellis

your trusted property experts

**Ramshill Road,  
Scarborough, YO11 2LN**

Located in the South Cliff area of Scarborough this studio flat comes with bedroom/living room, kitchen and shower room. Conveniently located for local shops and the town centre this flat is available for immediate occupation. This building benefits from an on site laundrette. Viewing is highly recommended.

**Rent - £395 PCM  
Deposit - £450**



## LIVING AREA

4.383 x 2.550 (14'4" x 8'4")

## KITCHEN AREA

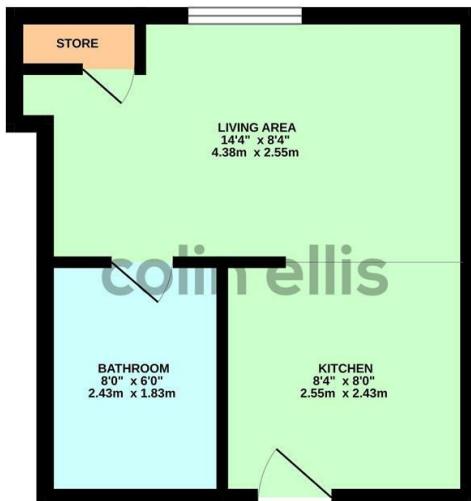
2.549 x 2.430 (8'4" x 7'11")

## BATHROOM

1.399 x 2.200 (4'7" x 7'2")



FIRST FLOOR  
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 239 sq ft. (22.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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.

Ramshill Road - 18669709  
Council Tax Band - A  
Length of Tenancy - Please contact office for further information

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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		70	75
EU Directive 2002/91/EC			



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