



# colin ellis

your trusted property experts

**Queen Street,  
Scarborough, YO11 1HA**

Colin Ellis welcome to the market this newly decorated one bedroom first floor flat located in the Scarborough Town Centre and is a short walk away from the sea front. The property benefits from gas central heating and consists of a living room/kitchen and a bedroom with ensuite. Viewing is highly recommended.

**Rent - £475 PCM  
Deposit - £540**

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## ENTRANCE HALL

## LIVING ROOM/KITCHEN

5.89 x 3.30 (19'3" x 10'9")

## BEDROOM

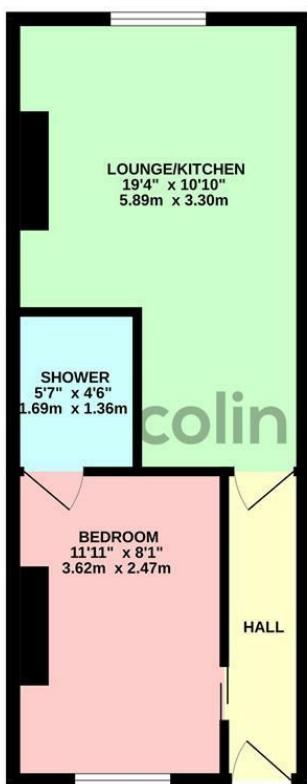
3.62 x 2.47 (11'10" x 8'1")

## SHOWER ROOM

1.69 x 1.36 (5'6" x 4'5")



FIRST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 377 sq.ft. (35.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance only and should not 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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Queen Street - 18021231  
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	Proposed
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		71	74
EU Directive 2002/91/EC			



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