



**colin ellis**  
your trusted property experts

**Esplanade,**  
**Scarborough, YO11 2AF**

**Rent - £800 Per Month**  
**Deposit - £700**

This one bedroom lower ground floor flat can be offered furnished or unfurnished and is ideally located on the Esplanade in Scarborough's South Cliff. This flat benefits from a good sized living room, kitchen, large bedroom with ensuite w/c, and bathroom with three piece suite. The spacious accommodation is within walking distance of Scarborough town centre and train station.



## ENTRANCE HALL

## LIVING ROOM

5.75 x 4.45 (18'10" x 14'7")

## KITCHEN

4.15 x 2.71 (13'7" x 8'10")

## BEDROOM

4.41 x 5.23 (14'5" x 17'1")

## W/C

1.54 x 1.12 (5'0" x 3'8")

## BATHROOM

1.61 x 1.54 (5'3" x 5'0")

## STORE

2.43 x 1.67 (7'11" x 5'5")

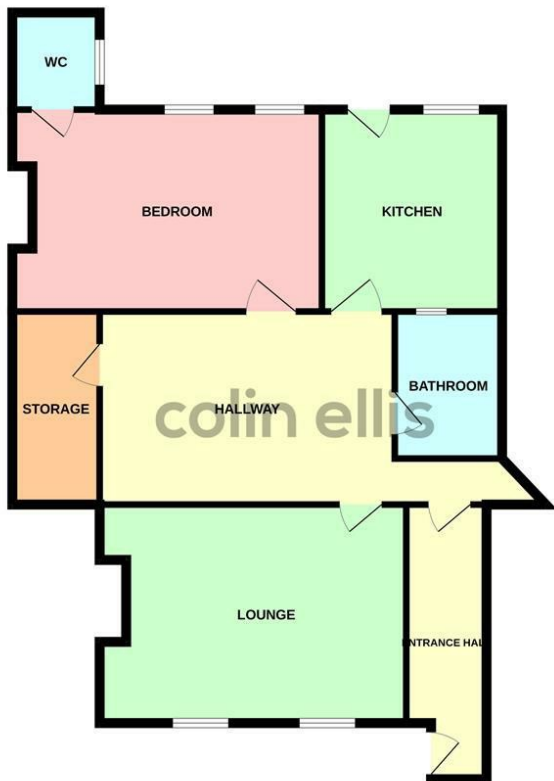
## FEES

Furnished - Rent £800 pcm Deposit - £920

Unfurnished - Rent £750 pcm Deposit - £865

A holding deposit of £184/£173 (equivalent to one weeks rent) will be required prior to referencing to secure the property. This can be withheld should any relevant person decide not to rent the property, give wrong/misleading information, do not pass a right to rent check or fail to sign the tenancy agreement within 15 calendar days (An alternate deadline that is mutually beneficial for all parties may be agreed in writing). After passing referencing the holding deposit will be subtracted from the total amount payable before move in.

### LOWER GROUND FLOOR



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 illustrative purposes only and should 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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Esplanade - 18699405

Council Tax Band - C

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		
Very energy efficient - lower running costs		Current Potential
(91-100)	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		EU Directive 2002/91/EC



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