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your trusted property experts

Ramshill Road,
Scarborough, YO11 2LN

Rent - £400 PCM
Deposit - £450

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. PLEASE NOTE THIS FLAT IS TOP FLOOR AND HAS NO LIFT.



ENTRANCE HALL

LIVING ROOM/BEDROOM

3.66 x 3.26 (12'0" x 10'8")
Murphy bed.

KITCHEN

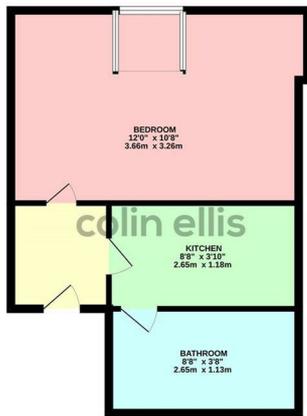
2.65 x 1.18 (8'8" x 3'10")

BATHROOM

2.65 x 1.13 (8'8" x 3'8")



THIRD FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 237 sq.ft. (22.0 sq.m.) approx.
When every attempt has been made to check the accuracy of the foregoing information, measurements of floors, divisions, areas and volumes are for information only and are not intended to be used for any legal purpose. The survey, report and particulars shown herein may be based on the guarantee of the relevant authorities.

Ramshill Road - 18669754
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		75	76
		EU Directive 2002/91/EC	



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

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