



colin ellis

your trusted property experts

Albemarle Crescent, Scarborough, YO11 1XX

OVER 55'S ONLY

Centrally located in the town centre this two bedroom spacious duplex flat is inside a block for the over 55'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 - £650 PCM
Deposit - £750

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

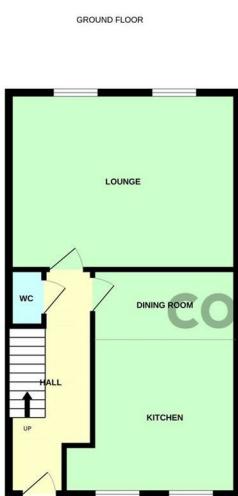
4.63 x 2.77 (15'2" x 9'1")

BEDROOM TWO

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

BATHROOM

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



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 or omissions are not likely to affect the overall accuracy of the floorplans. The floorplans are the property of the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metropix C2024

Albemarle Crescent - 18021099

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		
EU Directive 2002/91/EC		



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