

colin ellis
your trusted property experts

Esplanade,
Scarborough, YO11 2AQ

Rent - £995 PCM
Deposit - £1,100

With panoramic sea views across the South Bay this two bedroom third floor apartment comes furnished. The apartment has an open plan lounge diner, kitchen, two double bedrooms with fitted wardrobes and a bathroom. Viewing is highly recommended to appreciate this stunning apartment.



LOUNGE

6.791 x 4.88 (22'3" x 16'0")

KITCHEN

2.534 x 2.401 (8'3" x 7'10")

BATHROOM

1.672 x 2.446 (5'5" x 8'0")

BEDROOM 1

4.403 x 3.659 (14'5" x 12'0")

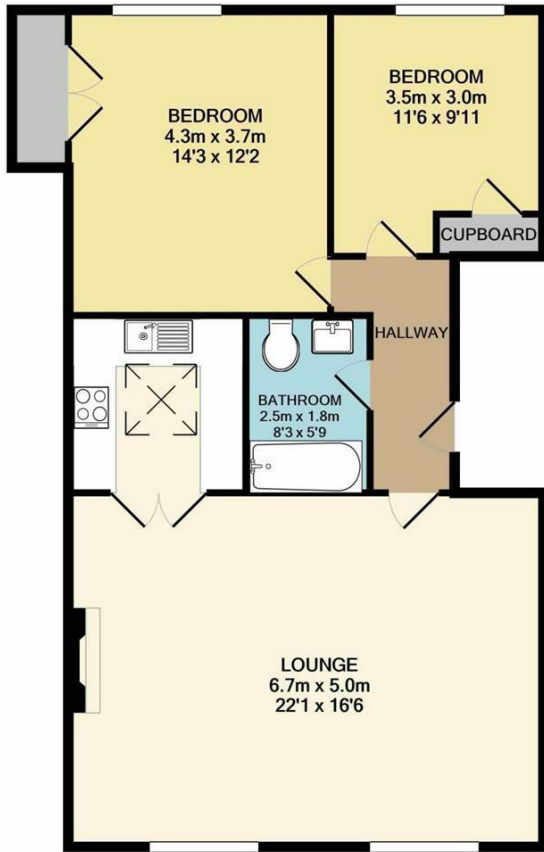
BEDROOM 2

3.356 x 3.052 (11'0" x 10'0")

RENT AND DEPOSIT

£1,100 - rent

£1,200 - deposit



TOTAL APPROX. FLOOR AREA 77.7 SQ.M. (836 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Esplanade - 18779332

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		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		58	68



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