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your trusted property experts

**Ramshill Road,
Scarborough, YO11 2LN**

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.

**Rent - £400 Per Month
Deposit - £460**



LOUNGE/BEDROOM

4.317 x 3.799 (14'1" x 12'5")

KITCHEN

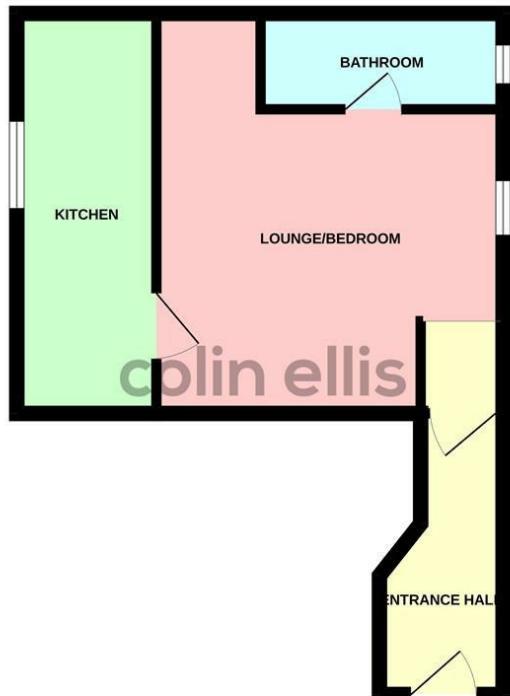
4.250 x 1.510 (13'11" x 4'11")

BATHROOM

2.194 x 1.147 (7'2" x 3'9")



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of all rooms, windows and any other features are approximate. We accept no responsibility for any 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 operation or condition can be given.
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Ramshill Road - 18669735

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	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-90) B			
(69-80) C			
(55-68) D			
(35-54) E			
(21-34) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	68



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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