

## **6 Fairview Court St. Martins Avenue, Scarborough, YO11 2DA**

**£700 PCM**

This two bedroom flat is located close to the Esplanade with views towards the sea. The property comprises a lounge, kitchen, two bedrooms and a bathroom. It also benefits from gas central heating and lift access.

Sorry not suitable for children or pets. Strictly no smoking.

EPC rating C

**COMMUNAL FRONT DOOR**

leading to

RENT £700.00

HOLDING DEPOSIT -£160.00

DEPOSIT £805.00

**COMMUNAL HALLWAY**

with stairs and lift leading to

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TOTAL £1345.00

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**FLAT DOOR**

leading to

**HALLWAY**

leading to

**LOUNGE**

with gas fire and surround, bay window and radiator

**KITCHEN**

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob with extractor over, integrated washing machine, integrated firdge/freezer, integrated dishwasher and window

**BEDROOM ONE**

with built in wardrobe, chest of drawers, window and radiator

**BEDROOM TWO**

with built in overhead cupboards, window and radiator

**BATHROOM**

with WC, hand basin and shower cubicle with electric shower

**DIRECTIONS**

SATNAV - postcode YO11 2DA

what3words - ///factor leaned laser

The main entrance is on South Street

**UTILITIES**

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC CHARGES - TBC

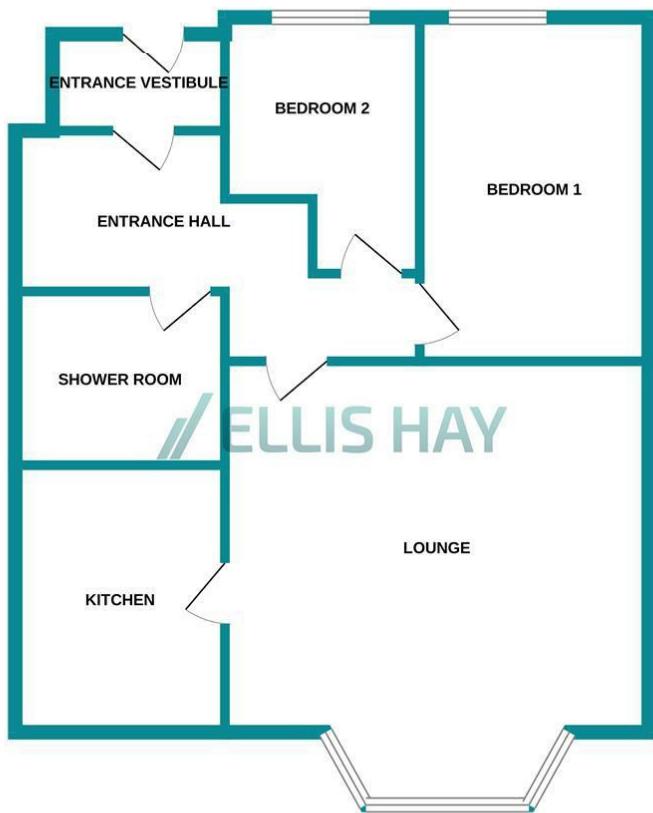
WATER CHARGES - TBC

**REFERENCING**

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING)).

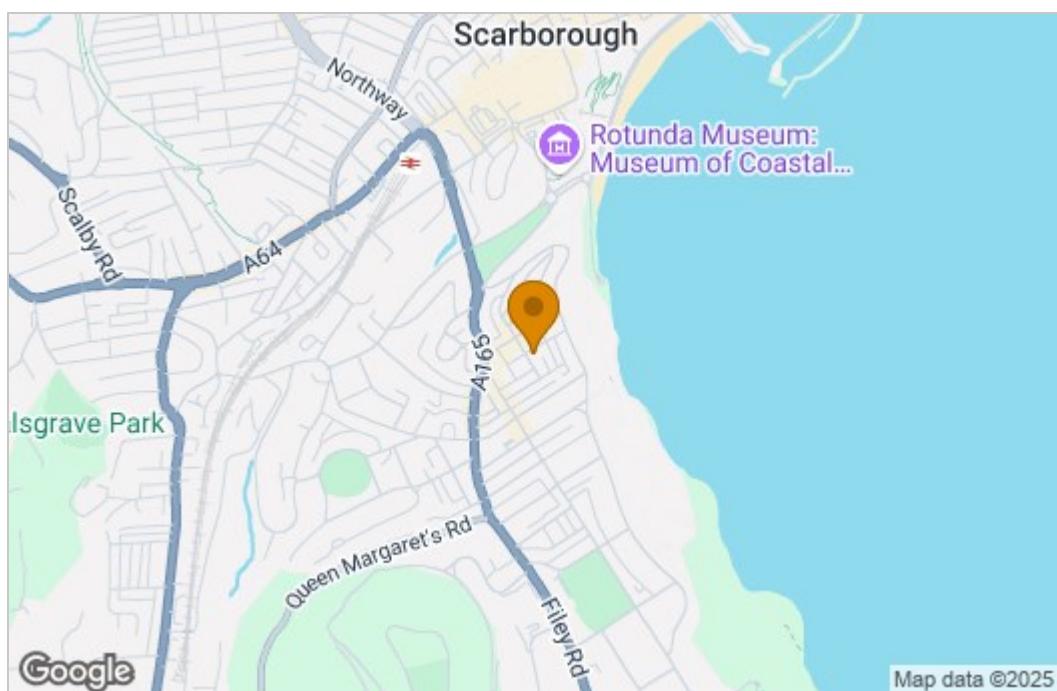
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

## Floor Plan

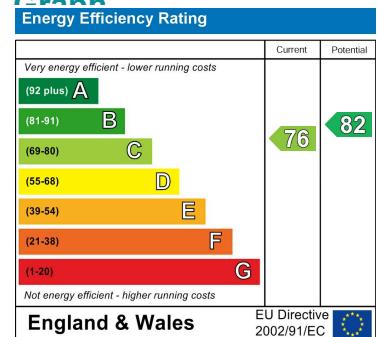


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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