



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

COMMUNAL HALLWAY

with stairs and lift leading to

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 fridge/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:

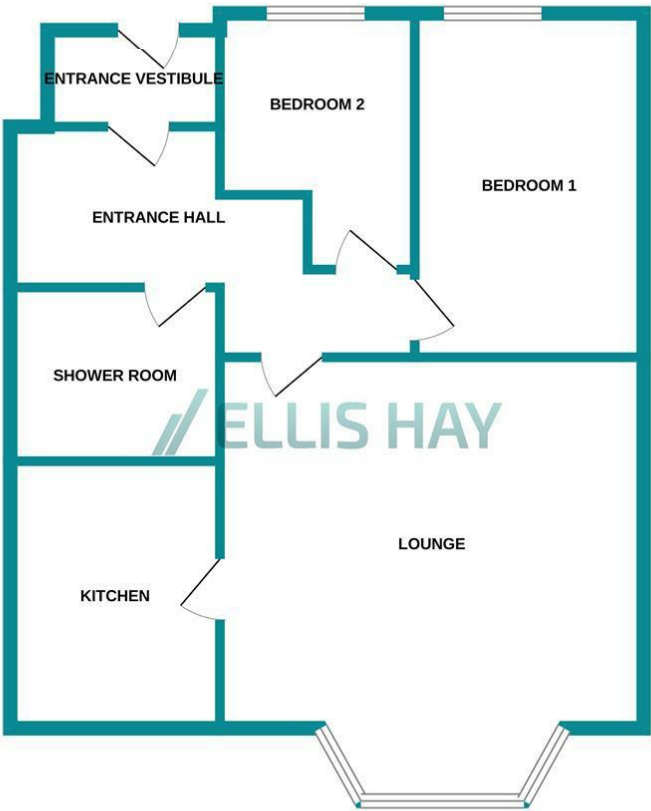
RENT £700.00

HOLDING DEPOSIT -£160.00

DEPOSIT £805.00

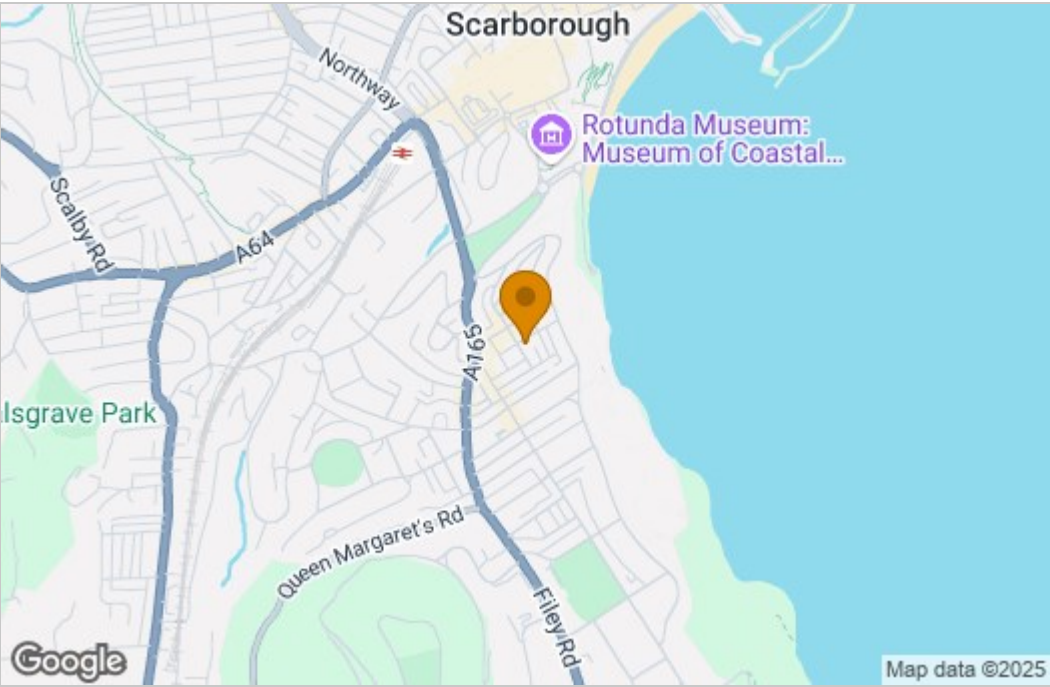
TOTAL £1345.00

Floor Plan

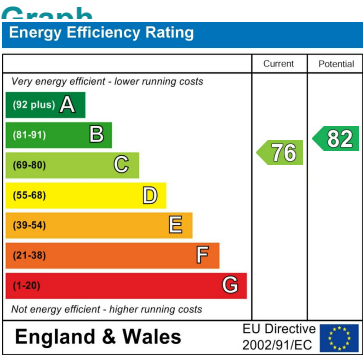


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances 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



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