



73 Phoenix Drive, Scarborough, YO12 4AZ

£675 PCM

This modern first floor apartment comprises an entrance hall, lounge/kitchen, two bedrooms and a bathroom. The property also benefits from its own parking space and gas central heating.

Pets not allowed on block policy

Strictly no smoking.

EPC rating C

COMMUNAL FRONT DOOR

leading to

COMMUNAL HALLWAY

with stairs leading to

FLAT DOOR

leading to

ENTRANCE HALL

with door answer phone and radiator

LOUNGE

with uPVC double glazed doors, TV point, telephone point and radiator

KITCHEN

with a range of worktops, base units and overhead cupboards, inset stainless steel sink with mixer taps, inset gas hob, electric oven with stainless steel hood over, radiator, plumbing for automatic washing machine, space for fridge freezer, inset ceiling spotlights and window overlooking the front

BEDROOM ONE

with uPVC double glazed window overlooking the rear, radiator, TV point and telephone point

BEDROOM TWO

with uPVC double glazed window overlooking the rear and radiator

BATHROOM

with white three piece suite comprising panel bath with shower over, low flush W.C and pedestal hand basin, 1/2 tiled, inset ceiling spots and expelair

OUTSIDE

Designated parking space for apartment

DIRECTIONS

SATNAV - postcode YO12 4AZ
what3words - ///play.update.barks

UTILITIES

COUNCIL TAX - Band A (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 £155.00 (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 £675.00

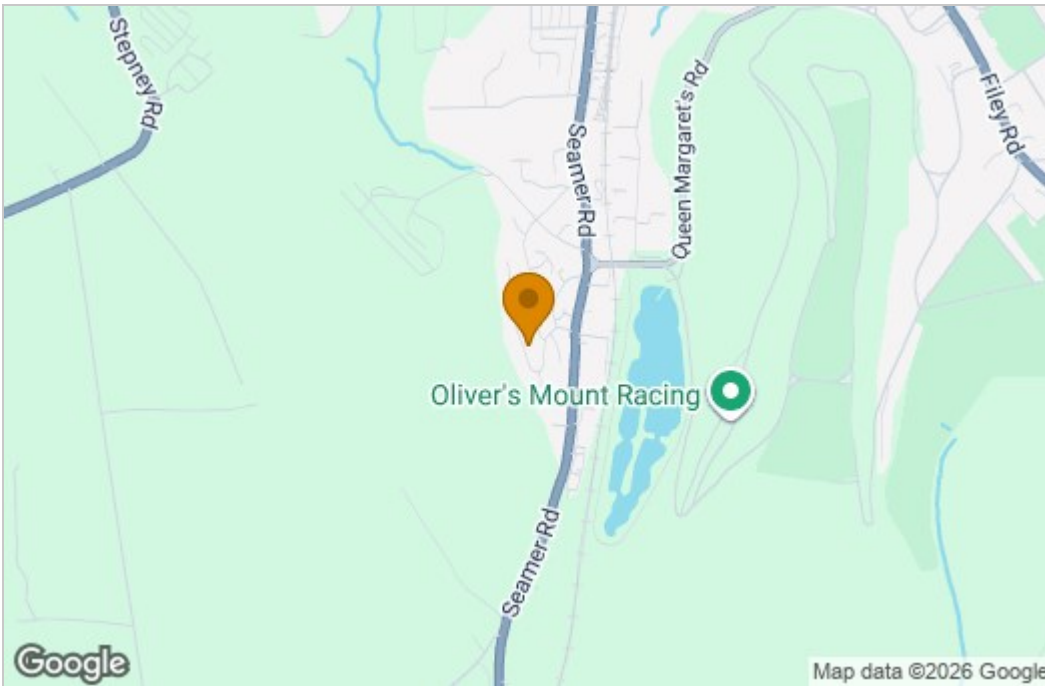
HOLDING DEPOSIT -£155.00

DEPOSIT £775.00

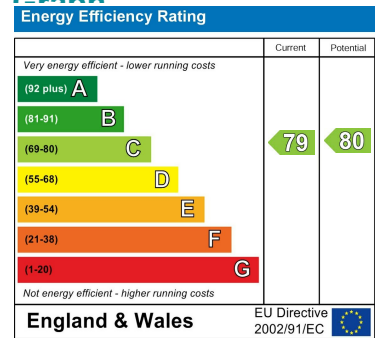
TOTAL £1295.00

Floor Plan

Area Map



Energy Efficiency Graph



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