



Flat 2, 3 Grosvenor Crescent, Scarborough, YO11 2LJ
£1,000 Per Month

A newly renovated three bedroom maisonette situated within easy reach of Ramshill Shops and the South Bay. It comprises a lounge, kitchen, three bedrooms, en-suite and bathroom. The property also benefits from a rear garden and gas central heating.

Pets not allowed on block policy.

Strictly no smoking.,

EPC rating D

COMMUNAL FRONT DOOR

Leading to a communal hallway

FLAT DOOR

Leading to a hallway with access to

KITCHEN

With a range of wall and base units., composite sink, Integrated ceramic hob with extractor hood over. Integrated oven and fridge freezer.

BEDROOM 1

With freestanding bath, double glazed bay window overlooking the rear and en-suite

EN-SUITE

With shower, WC and vanity basin

LOUNGE

With bay window overlooking the front and radiator

DOWNSTAIRS TO

A lobby with access to

BATHROOM

With shower, WC and vanity basin. Storage room

BEDROOM 2

With double glazed bay windows overlooking the rear, cupboards and radiator

BEDROOM 3

With double glazed window overlooking the rear and radiator. Back door leading to

OUTSIDE

A private garden

DIRECTIONS

Sat Nav YO11 2LJ

What 3 Words///rush.remind.vows

UTILITY INFORMATION

COUNCIL TAX: Band A - North Yorkshire Council

WATER CHARGES: Mains

GAS AND ELECTRIC: Mains

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £225.00 (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).

ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £995.00

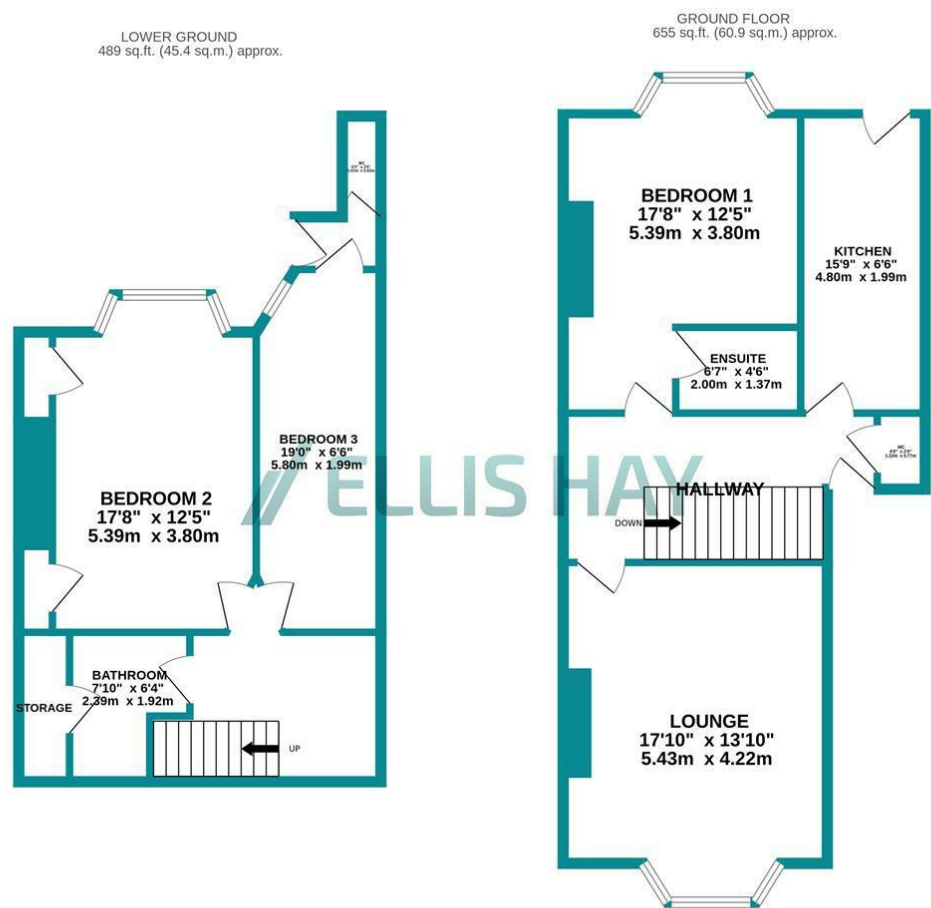
HOLDING DEPOSIT -£225

DEPOSIT £1145.00

TOTAL £1915.00

AFTER PASSING THE RENT AND DEPOSIT DUE

Floor Plan



TOTAL FLOOR AREA: 1144 sq.ft. (106.3 sq.m.) approx.

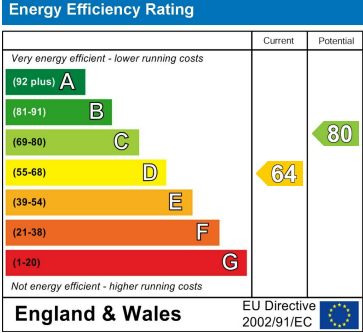
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.