



**15a Eastborough, Scarborough, YO11 1NG**

**£495 PCM**

A one bedroom flat which has a terrace commanding sea views over the South Bay towards the Spa and beyond. The property benefits from electric heating and comprises an open plan lounge/kitchen, shower room and bedroom.

Pets will be considered (no dogs), not suitable for children. Strictly no smoking.

EPC rating: C

## **COMMUNAL FRONT DOOR**

Leading to

## **COMMUNAL HALLWAY**

With stairs to all floors

## **FLAT DOOR**

Leading to

## **HALLWAY**

With door entry phone

## **LOUNGE/KITCHEN**

Open plan room with a range of wall and floor units, stainless steel sink, integrated electric oven and hob, extractor hood, plumbing for washing machine, space for fridge freezer, laminate floor and electric heater. UPVC double glazed doors with access onto a terrace with views over the South Bay

## **SHOWER ROOM**

With basin, WC and shower enclosure with electric shower

## **BEDROOM ONE**

With window overlooking the front and electric heater

## **DIRECTIONS**

SATNAV - postcode YO11 1NG  
what3words - ///leaps.forks.belly

## **UTILITIES**

COUNCIL TAX: Band A (North Yorkshire Council)  
WATER CHARGES - TBC  
ELECTRIC CHARGES - pay as you go

## **REFERENCING**

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £110.00 (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).

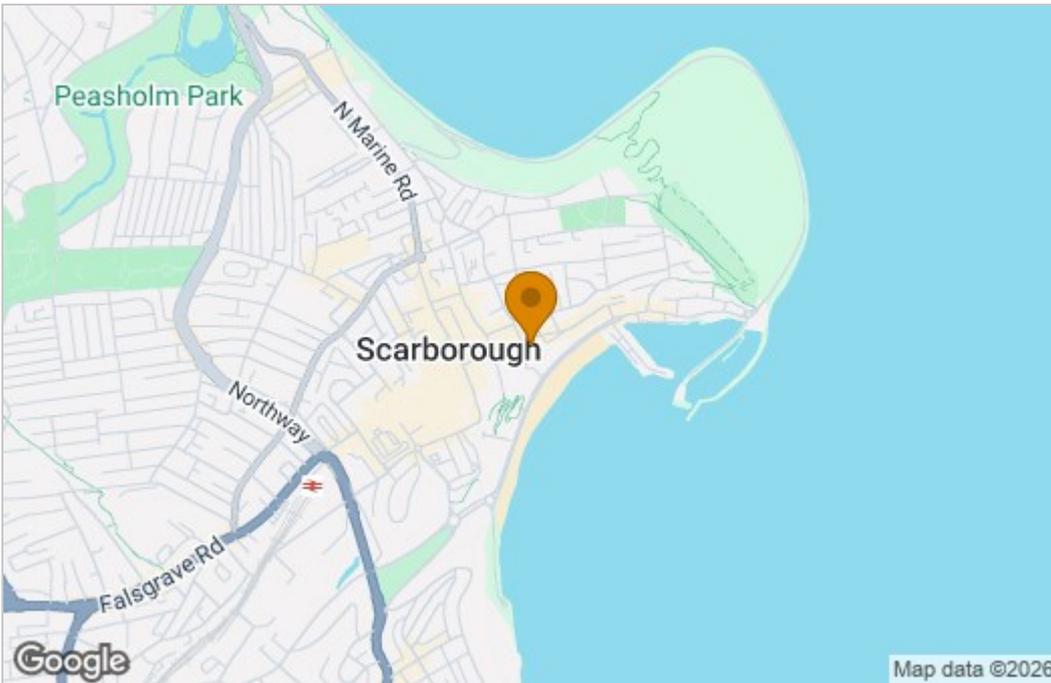
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £495.00  
HOLDING DEPOSIT -£110.00  
DEPOSIT £570.00

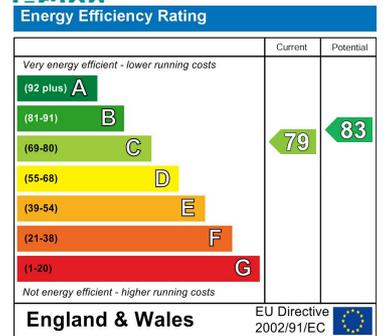
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TOTAL £955.00  
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# Floor Plan

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.