



**27 Albemarle Crescent, Scarborough, YO11 1XX**

**£495 PCM**

This part furnished, lower ground floor, one bedroomed flat is situated in the Town Centre and benefits from part UPVC double glazing. The property comprises a lounge, kitchen, bedroom and bathroom.

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

EPC rating C

## COMMUNAL FRONT DOOR

leading to

## HALLWAY

leading to

## FLAT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with bay window and electric heating

## KITCHEN

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

## BEDROOM ONE

with electric heater and window

## DRESSING ROOM

with window and electric heater

## BATHROOM

with white three piece suite, shower over the bath

## DIRECTIONS

SATNAV - postcode YO11 1XX  
what3words - ///quench.bought.clips

## 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 £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).

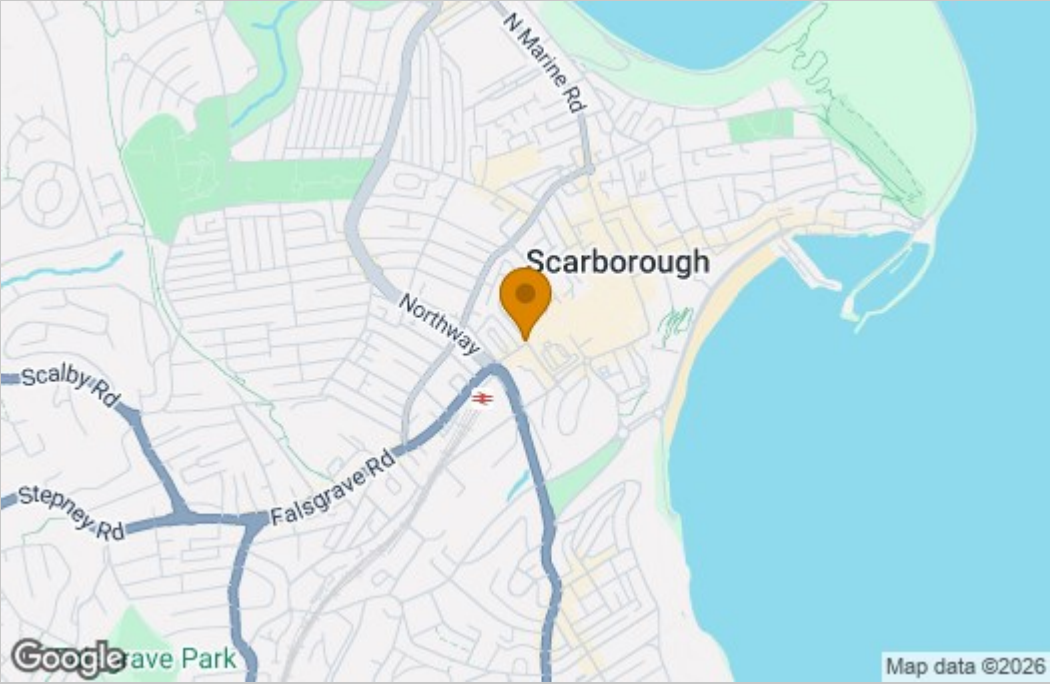
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £495.00  
HOLDING DEPOSIT -£110.00  
BOND £570.00

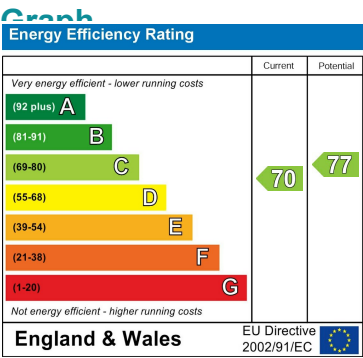
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TOTAL £955.00  
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Floor Plan

Area Map



Energy Efficiency



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.