



ESTATE AGENTS AND  
CHARTERED SURVEYORS

Flat 3, 32 Esplanade Gardens, Scarborough YO11 2AP

Monthly Rental of £495



# Flat 3, 32, Esplanade Gardens

Scarborough YO11 2AP

- ❖ FURNISHED GROUND FLOOR FLAT
- ❖ SOUTH FACING LOUNGE
- ❖ ONE BEDROOM
- ❖ POPULAR SOUTH CLIFF LOCATION

Grafton House is located on the corner of Esplanade Gardens and Ramshill Road on Scarborough's South Cliff, close to Ramshill shops, the Esplanade and numerous other amenities as well as being within half a mile distant of the town centre. Flat 3 is a ground floor flat offering well-positioned accommodation comprising: hall, south facing bay windowed lounge, refitted kitchen with built-in appliances, double sized bedroom and shower room/WC. Benefiting from full sealed unit double glazing. The property is offered to let furnished.

## GROUND FLOOR:

### Communal Entrance Hall:

Electric meter cupboard, letter boxes, door answer phone system. Entrance door to;

## FLAT 3:

### Hall:

Access via loft ladder to storage area above suspended ceiling.

### Lounge:

12'11" x 15'3" Front facing full width bay with double glazed windows, telephone point.

### Kitchen:

12'2" x 6'11" Range of fitted wall and base cupboards, worktops and 1½ bowl ceramic sink unit with mixer tap and hand spray attachment, splashback wall tiling, plumbing for automatic washing machine, built in Hotpoint double oven and grill plus ceramic hob unit and cooker hood over.

### Bedroom:

14'9" x 10'2" Fitted wardrobe.

### Shower Room:

With corner shower unit, wash hand basin, low flush WC with fitted units to side, heated towel rail, extractor fan and airing cupboard with hot water cylinder and immersion heater.

### Services:

Mains electric connected. Telephone point subject to British Telecom regulations. Prospective tenants are advised to make their own enquiries with regard to these.

### Council Tax:

We are advised that the property falls within Band "A". Prospective tenants are advised to satisfy themselves with regard to this.

### Energy Performance Certificate:

We are advised that the Rating falls in Band "G"

### Property Reference:

EL 10469/BB/AM/160117

To view this property or request more details, please call 01723 352235 to chat to one of our team

## 1. APPLICATION FOR TENANCY:

A tenancy application form is available at our St. Thomas Street office. In addition, proof of identity in the form of a driving license and passport, together with two utility bills and proof of earnings (within the last three months) are required.

A non-refundable administration charge of £100.00 is payable per single applicant, plus a further £50.00 for each additional party. V.A.T. is payable at the current rate. The application will not be processed until this payment has been received.

A six/twelve month Shorthold Tenancy is available this being subject to the receipt of satisfactory references, this to include a credit and bank check and the Landlords final consent.

## 2. TENANTS RESPONSIBILITIES AND CONDITIONS OF TENANCY:

The successful applicant (s) will be in full time employment or in receipt of a suitable pension.

The tenant (s) will be responsible for any fixtures and furnishings provided by the landlord (fair wear and tear accepted); for the payment of Council Tax, services and other outgoings unless otherwise stated.

An inventory will be prepared as to those items being provided by the landlord and to the general condition. Photographic evidence will also be taken at the commencement of the tenancy.

No redecoration of the property is to be undertaken without the landlord's prior approval, and the tenancy is subject to a no smoking policy. Pets are not permitted. Gardens are the responsibility of the tenant (s). Not considered suitable for children.

## 3. RENT AND BOND REQUIREMENTS:

If offered a tenancy, a month's rent is required, plus an amount equivalent to one and a half months rental, which will be held as the bond. This payment to be made in the form of either a bankers draft, or direct to the letting agents clients bank account (at least 2 days prior to the tenancy start date). These details to be provided at the time of confirming the tenancy.

If CPH Property Services are under instruction from their Landlord Client to register and hold the bond received, this will be registered with the Tenancy Deposit Scheme (TDS) and a Certificate of Registration provided within thirty days of receipt of payment.



Tel: 01723 352235

CPH Property Services

19 St. Thomas Street, Scarborough YO11 1DY

e: sales@cphproperty.co.uk www.cphproperty.co.uk



**NOTE:** These particulars are set out as a general outline only for the guidance of intended tenants and do not constitute, nor constitute part of, an offer or agreement. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; No person in the employment of CPH Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property; Electrical installations, central heating (where applicable) plumbing installations and drainage installations are noted in these particulars on the basis of a visual inspection only. We have not tested these services and no warranty of condition or fitness is implied by their inclusion in these particulars. Potential tenants must satisfy themselves in respect of these. We always try to make our letting particulars accurate and reliable, but if there is any point which is of particular importance to you or requires clarification, especially if you are considering travelling some distance to view, please do not hesitate to contact our office and we will be pleased to check the information