



5 Easby Hall, Montpelier Terrace, Scarborough, YO11 2DB
Offers Over £125,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- ONE BEDROOM LEASEHOLD FIRST FLOOR APARTMENT
- TWO RECEPTION ROOMS
- HOLIDAY LETTING PERMITTED
- IN GREAT DECORATIVE ORDER
- OFF-STREET PARKING
- POPULAR SOUTH CLIFF LOCATION

CPH are delighted to offer to the market this STUNNING, ONE BEDROOM FIRST FLOOR APARTMENT which offers SPACIOUS, LIGHT and AIRY LIVING ACCOMMODATION. 'EASBY HALL' is a well-maintained block of apartments with a LIFT FACILITY, OFF-STREET PARKING, set on Scarborough's sought after SOUTH CLIFF and is in proximity to a wealth of amenities. Early internal viewing does come HIGHLY RECOMMENDED as this property is well suited to a variety of buyers including FIRST TIME BUYERS, those searching to DOWNSIZE by the Sea or INVESTORS (RESIDENTIAL LETTING and HOLIDAY LETTING is allowed)!

The apartment is well located within the popular Easby Hall which has both a lift facility and stairs to all floors. Apartment 5 is set on the first floor and briefly comprises; entrance hallway, a bay fronted living/dining/kitchen fitted with a range of units, a separate sitting room, bedroom and a bathroom.

The property is set on Scarborough's sought after South Cliff and is within minutes from the Esplanade which provides stunning panoramic sea views and scenic walks across the cliff top while still being moments away from the Ramshill Promenade which benefits from multiple amenities including convenience stores, eateries and a launderette. There are also hotels with pool and gym facilities within close proximity. Ramshill Road is on a main bus route in and out of Scarborough along with being a 10 minute walk to the town centre, Scarborough Train Station and the South Bay with amusements and attractions such as the Spa Complex.

If you wish to book a viewing, please contact our friendly and experienced sales team at CPH on or visit our website www.cphproperty.co.uk





ACCOMMODATION:

FIRST FLOOR:

Entrance Hallway
11'2" max x 4'2" max

Open Plan
Living/Dining/Kitchen
16'4" max into bay x
16'3"

Sitting Room
12'9" max x 9'10" max

Bedroom
15'10" max x 10'3"
max

Bathroom
6'7" x 5'6"

OTHER:

Off-Street Parking
The property does
have the benefit of an
allocated, off-street
parking space which
is located at the rear
of the building.

Tenure/Maintenance

The maintenance
agreement with Walker
Landray is £467.11 per
quarter. This fee includes
buildings insurance, weekly
communal cleaning, lift
maintenance, gardening,
external window cleaning as
well as all other
maintenance.

The Ground Rent is £200
per year.

The 999 year lease was set
up in 2005 when the building
was converted to separate
apartments. Unfortunately,
pets are not allowed within
the building.

Council Tax Band C

Details Prepared

TLAB/071123

Interested? Get in touch:

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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Energy Efficiency Rating		
	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	(92 plus) A	(1-20) G
	(81-91) B	(21-38) F
	(69-80) C	(39-54) E
	(55-68) D	(78) 39
	(39-54) E	(1-20) G
	(21-38) F	(55-68) D
	(1-20) G	(78) 39
Environmental Impact (CO ₂) Rating		
	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
	(92 plus) A	(1-20) G
	(81-91) B	(21-38) F
	(69-80) C	(39-54) E
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