



## 11, Easby Hall Montpellier Terrace, Scarborough, YO11 2DB

Guide Price £125,000

- WELL PRESENTED SECOND FLOOR APARTMENT
- PRIVATE CAR PARKING SPACE
- HOLIDAY AND ASSURED LETS PERMITTED
- NO ONWARD CHAIN
- TWO SPACIOUS BEDROOMS
- SOUTH CLIFF LOCATION
- PETS NOT PERMITTED
- ELECTRIC HEATING
- PASSENGER LIFT
- MAINTENANCE CHARGE £2023.68/PA

## Easby Hall Montpellier Terrace, Scarborough YO11 2DB

Andrew Cowen Estate Agents are pleased to bring to the market this WELL PRESENTED SECOND FLOOR APARTMENT, situated on the SOUGHT AFTER SOUTHSIDE OF SCARBOROUGH, has PRIVATE ALLOCATED OFF-STREET PARKING, A PASSENGER LIFT and ELECTRIC HEATING. The location provides EXCELLENT ACCESS to all day-to-day AMENITIES, the SOUTH BAY BEACH and public transport links. We feel that this property would suit a host of buyers perfect for someone looking to join the BUY-TO-LET market, or as a SECOND HOME or HOLIDAY LET, as well as a full-time residence.



Council Tax Band: C



This immaculate apartment briefly comprises from the second floor, a private entrance, a long entrance hallway with storage cupboard, leading into the open plan kitchen/lounge and dining area, with two generous windows allowing plenty of natural light to flood through, two double bedrooms and a modern three-piece family bathroom suite with shower over the bath. This property also benefits from a passenger lift to all floors, as well as private allocated off-street parking space.

Leasehold, 999 years from 2004, 978 years remaining

Maintenance charge approx. £2023.68/pa, includes building insurance.

Holiday and assured lets permitted

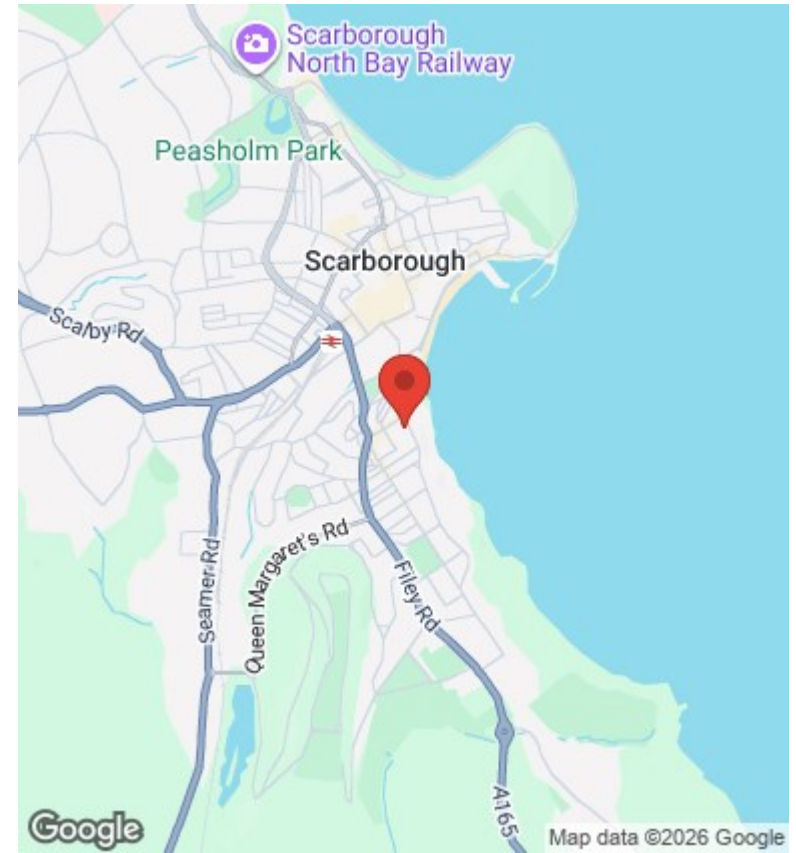
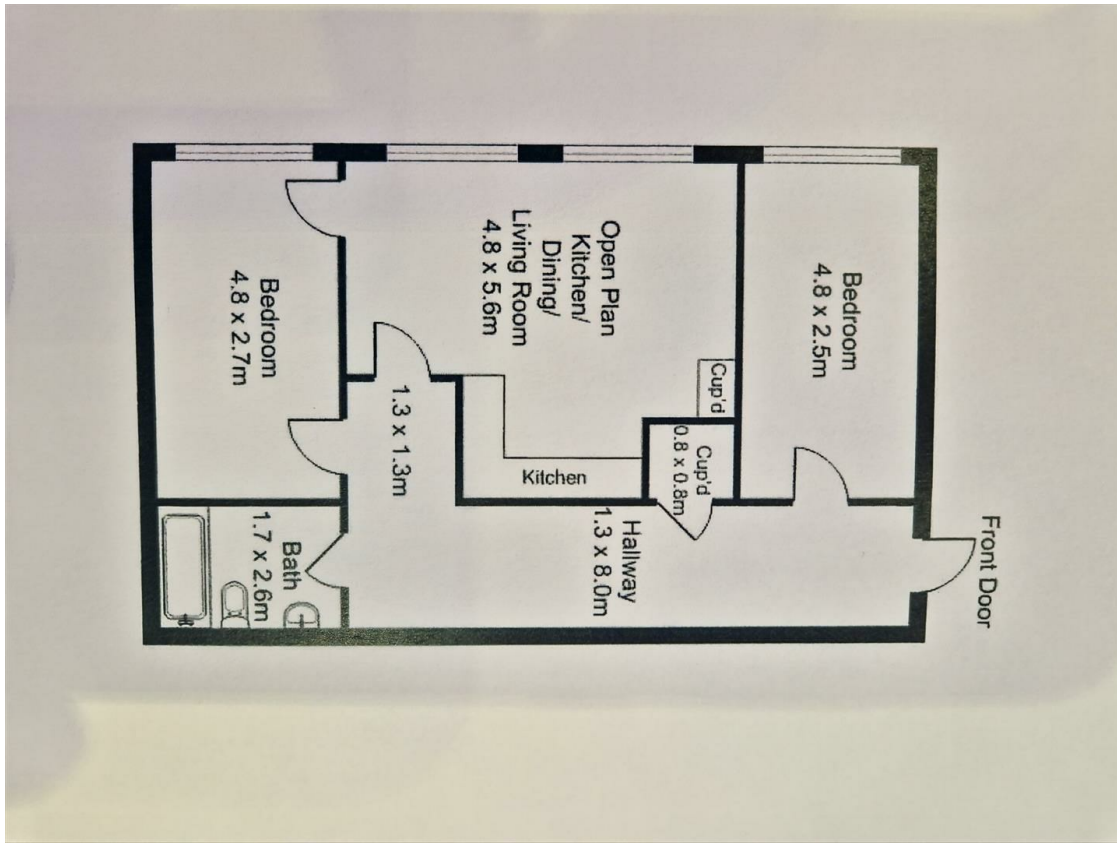
Pets not permitted

\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \*

Nearby are plenty of local amenities on Ramshill Road shopping parade which include, convenience stores, pubs, eateries, hotels, pharmacy and much more. There are also two major supermarkets located nearby as well as public transport links and Scarborough train station providing access to Malton, York and beyond. Located nearby is Scarborough's South Bay and sandy beach making this property not to be missed.

Call one of our friendly sales team today on 01723 377707.





**Looking to Sell?**  
 Book a no obligation valuation today!  
**01723 377707**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	