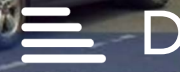




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



**HUNTERS**<sup>®</sup>

# Montpellier Terrace, Scarborough

£100,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Welcome to this modern second floor apartment set within the prestigious Easby Hall development on Scarborough's highly sought-after South Cliff. Offered to the market with no onward chain, lift access and a light and airy open plan layout, the property would make an ideal first time buy, seaside bolt-hole or investment opportunity, all within excellent proximity to The Esplanade, South Bay beach and a wealth of local amenities.

Hunters are delighted to present this stylish apartment, forming part of the elegant Victorian Easby Hall building, which was converted to a high standard in 2004 and benefits from well maintained communal areas, motion sensor lighting, secondary double glazing and a communal car park.

The accommodation briefly comprises a communal entrance hall with lift and staircase access to all floors. Inside, the apartment offers a private entrance hallway leading through to a bright and spacious open plan lounge/diner with feature bay window opening into a modern fitted kitchen. The property also benefits from a double bedroom and a contemporary three-piece bathroom suite.

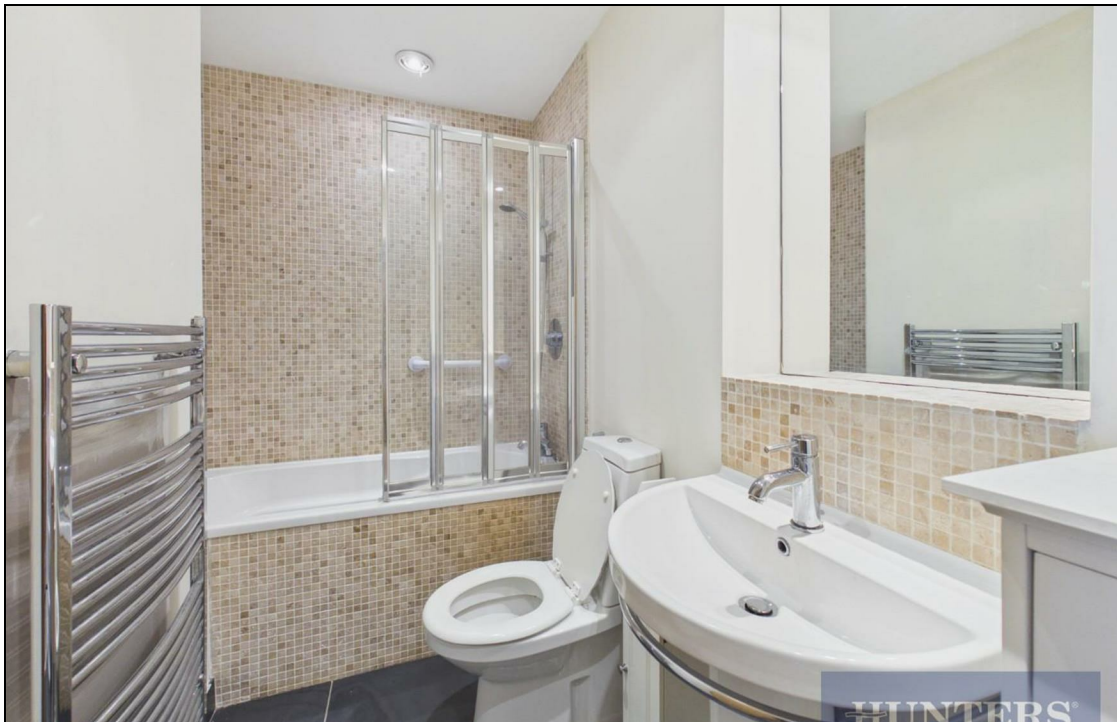
Being located on Scarborough's ever popular South Cliff, the apartment affords excellent access to a range of nearby amenities and attractions including Ramshill shopping parade, The Spa complex, Scarborough railway station, the South Bay beach and scenic walks along The Esplanade.

This well positioned apartment is expected to appeal to a variety of purchasers including first time buyers, investors or those seeking a coastal retreat. Internal viewing is highly recommended to fully appreciate the accommodation, setting and lifestyle on offer.

## KEY FEATURES

- Second floor apartment
  - No onward chain
- Communal Car Park
- Open plan living space
  - Lift access
- South Cliff location





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**Kitchen / Living Area**  
15'8" x 16'10"  
4.78 x 5.14 m

**Bedroom**  
9'8" x 11'5"  
2.96 x 3.50 m

**Bathroom**  
9'4" x 4'3"  
2.86 x 1.30 m

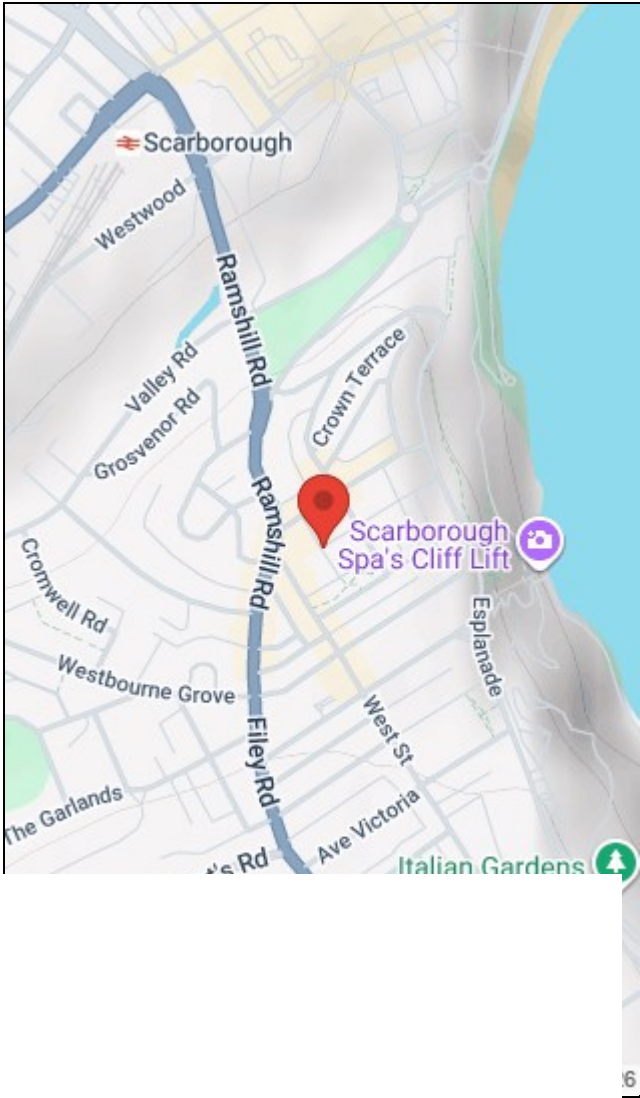
**Hallway**  
3'8" x 8'1"  
1.12 x 2.47 m

Approximate total area<sup>(1)</sup>  
453 ft<sup>2</sup>  
42.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>82</b>		
	<b>57</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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