



HUNTERS®
HERE TO GET *you* THERE



HUNTERS®

Montpellier Terrace, Scarborough

Offers In Excess Of £120,000



This well presented ONE BEDROOM, FIRST FLOOR APARTMENT is offered to the market with NO ONWARD CHAIN and would serve as the ideal permanent home, seaside retreat or investment opportunity. Being situated on the South Side of Scarborough, the property affords access to a wealth of local amenities! Forming part of the prestigious Easby Hall building which was renovated to a high standard in 2004 with lift facility and motion sensor lighting to communal areas.

The accommodation briefly comprises of a communal entrance hall with lift facility and staircase to all floors. The apartment itself offers: spacious entrance hallway, an open plan lounge/diner, modern fitted kitchen, double bedroom and family bathroom.

Being located on Scarborough's South Cliff the property is well placed for an abundance of amenities and attractions including The Esplanade, Ramshill shopping centre, The Sea conference centre, Scarborough town centre, railway station, South Bay and the beach and would therefore be well suited to a young family.

If

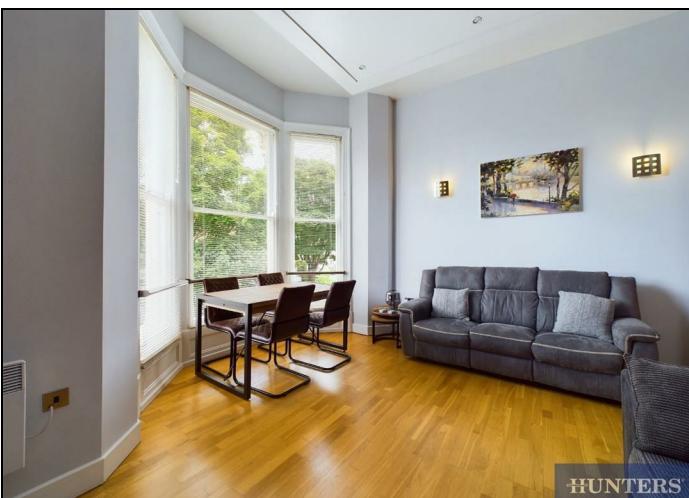
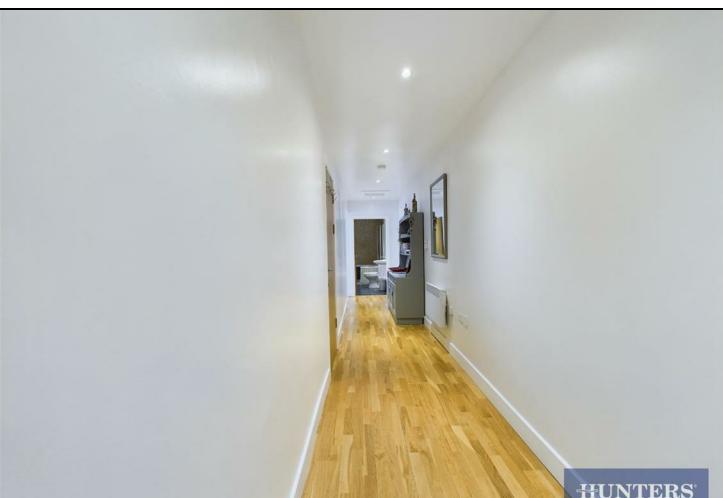
33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)
scarborough@hunters.com | www.hunters.com

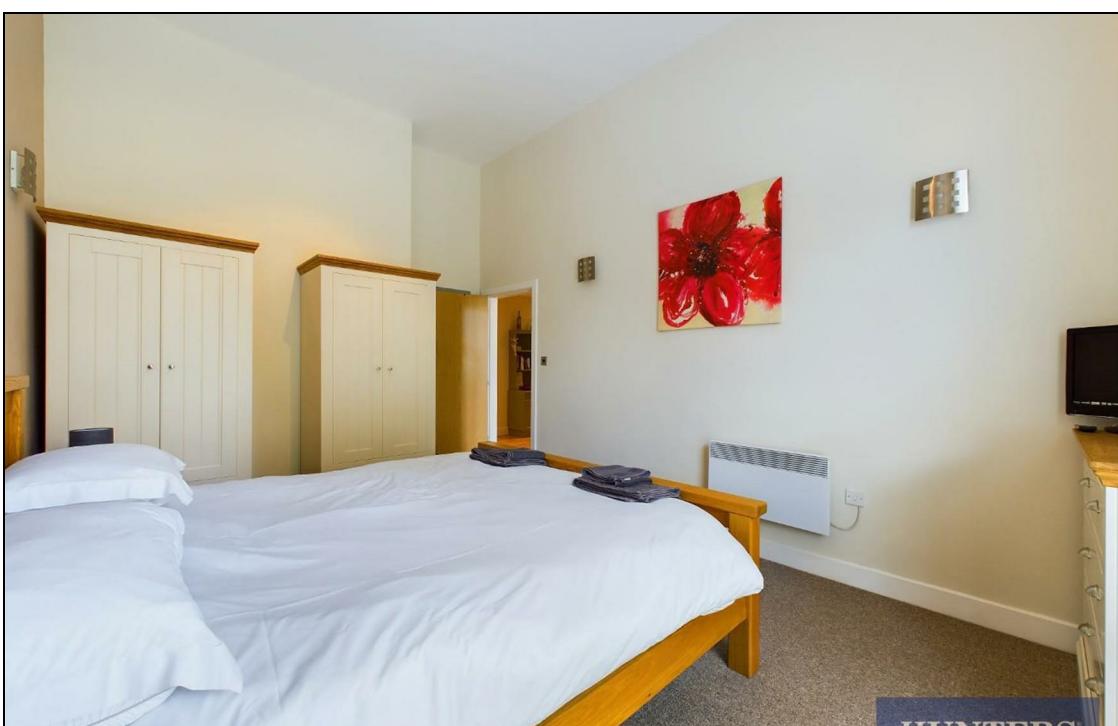
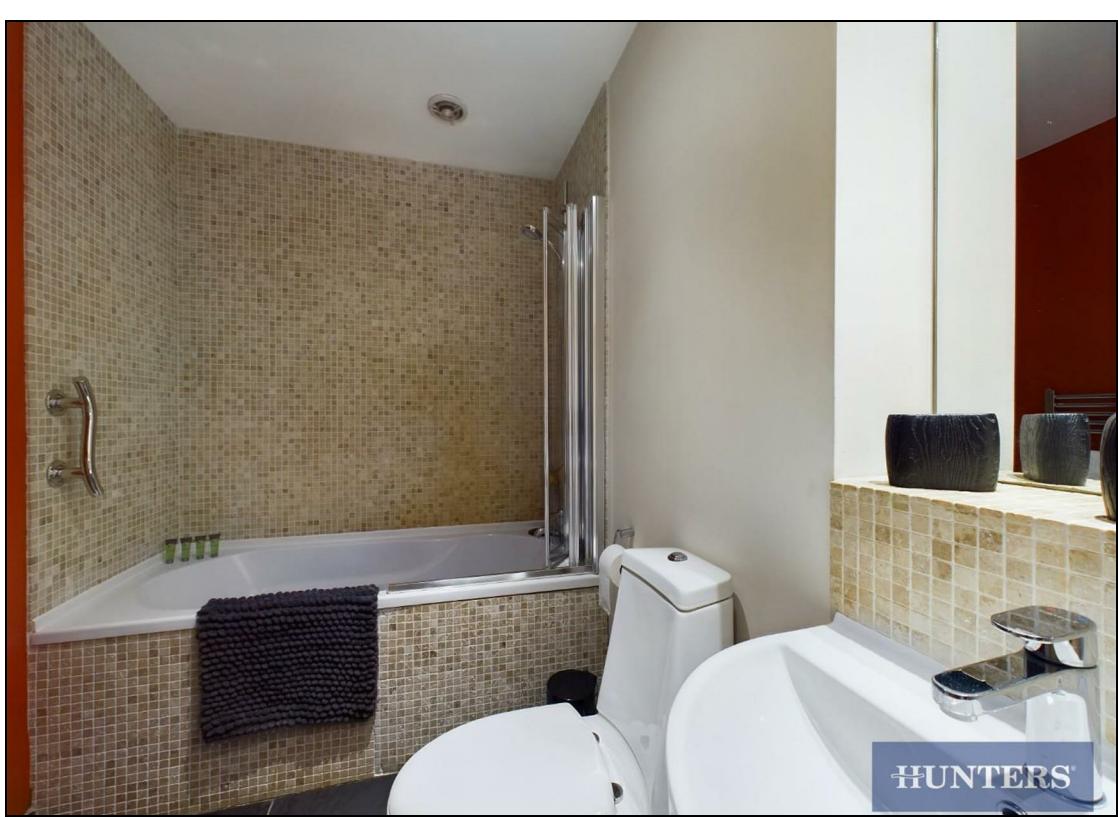


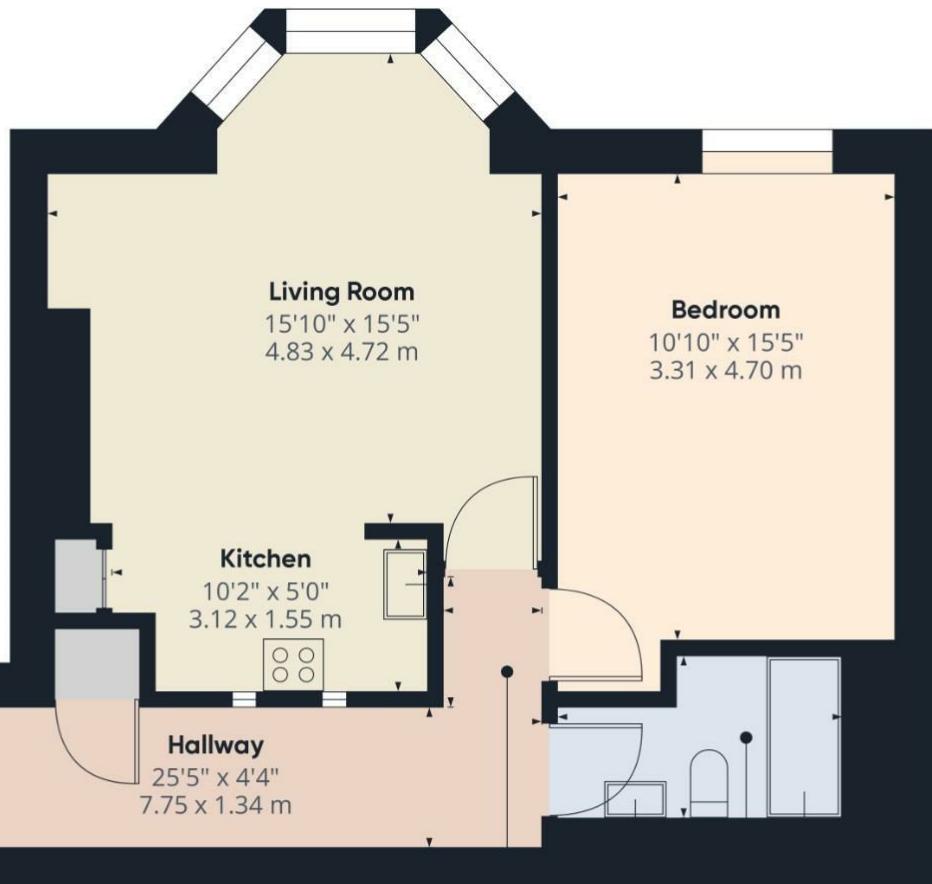
This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited

KEY FEATURES

- ONE DOUBLE BEDROOM
- CURRENTLY USED AS A HOLIDAY LET
 - LIFT ACCESS
- SOUTH SIDE LOCATION
- LOCAL AMENITIES
- EPC RATING: D







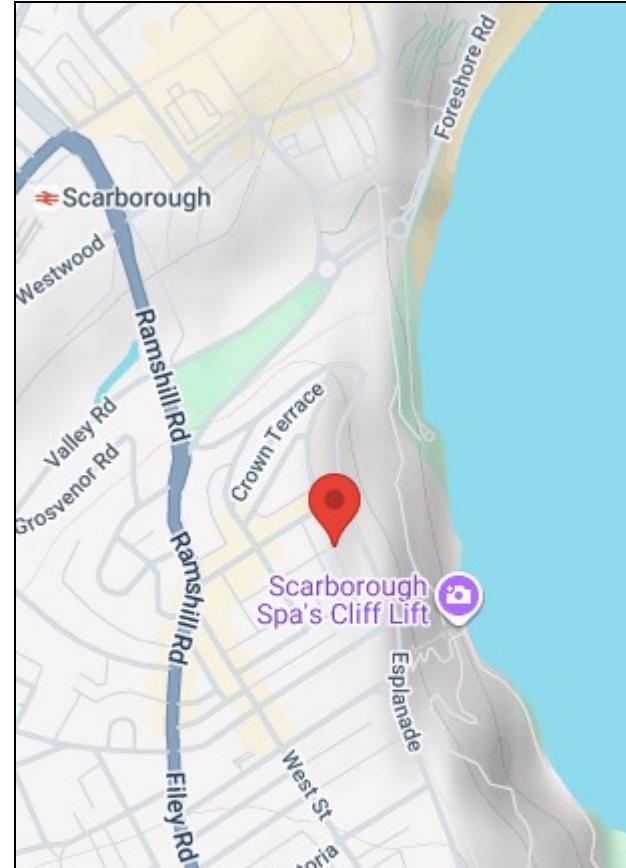
HUNTERS®
HERE TO GET *you* THERE

Approximate total area⁽¹⁾
624 ft²
57.97 m²

⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC		

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

33 Huntriss Row, Scarborough, YO11 2ED | [01723 336760](tel:01723336760)
scarborough@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Coast and Country Scarborough Ltd | Registered Address: C/O Dutton Moore Aldgate House 1-4 Market Place Hull HU1 1RS | Registered Number: 5974243 England and Wales | VAT No: 212 2999 13 with the written consent of Hunters Franchising Limited