

5 Easby Hall, Montpellier Terrace, Scarborough, YO11 2DB Asking Price £127,000









- 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 01723352235 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:

19 St.Thomas Street, Scarborough YO11 1DY

t. 01723 352235

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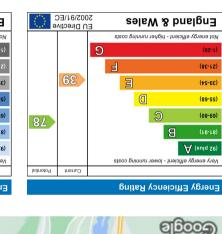




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in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim

whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they

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





