

2 Bed Apartment In Montpellier Court Montpellier Terrace, Scarborough, YO11 2BZ

£250,000





SHORT DESCRIPTION

Property Ref: 12554 Superb spacious newly renovated and decorated large 2 double bed garden floor apartment in smart Georgian building, being one of only 6 with own allocated parking space, overlooking lovely garden square, only 100m from the sea front /Esplanade. Features include -2 large double bedrooms with fitted wardrobes. -2 bathrooms - Modern gas combi central heating and hot water. -Large spacious, impressive and light lounge and separate large modern fully fitted dining kitchen with all white goods. - Brand new 999 year lease and share of the freehold. - Holiday lets and pets allowed. - Own allocated numbered parking space. -Newly decorated and carpeted. PRICE £250,000.....

2

Bed Room(s)

2

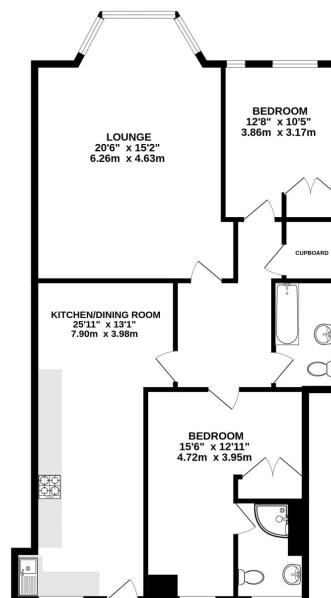
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL FLOOR AREA: 1056 sq ft (98.1 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the diagram. The plan is for illustrative purposes only and should be used as a guide only. All prospective purchasers should verify the measurements and details of the property before making any offer.

Made with Metreplan 12/2023

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Total floor area 104 square metres

Rules on letting this property

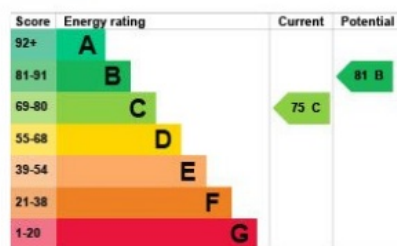
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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