



F2, 31-33 Blenheim Terrace Queens Parade, Scarborough YO12 7HD  
£675

**CPH**  
LETTINGS



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£675

- TOP FLOOR TWO DOUBLE BEDROOM APARTMENT
- SPECTACULAR SEA VIEWS OVER BOTH NORTH AND SOUTH BAY
- PART FURNISHED APARTMENT
- SOUGHT AFTER NORTH BAY LOCATION





## Description

+++TOP FLOOR APARTMENT with STUNNING SEA, CASTLE and COASTAL VIEWS over both North and South Bay's+++ This part furnished apartment itself briefly comprises of a communal entrance hall with stairs to all floors, a private central entrance hall with doors to two double bedrooms at the rear, a family 3 piece bathroom off the entrance hall and then to the front a generous lounge and modern kitchen including base units and appliances, both of which benefit from the spectacular far reaching views over the Old Town and Scarborough's South Bay sea and castle views over Scarborough's North Bay. Overall 'In our opinion' the property is offered to the market in good order including being fully double glazed, and modern neutral decoration throughout. Being located on Scarborough's North Bay the apartment offers excellent access to a wide range of amenities and attractions including Scarborough town centre, Cricket Ground, Open Air Theatre, Waterpark, Peasholm Park Indoors bowls club, kids play park and skate park plus a range of local shops to name just a few. We at CPH believe this is a must view to appreciate all the property has to offer. For viewings please contact 01723 352235 Option 2.

### ACCOMMODATION

Lounge

14'5" x 12'10"

Breakfast Kitchen

14'1" x 7'7"

Bedroom One

13'5" x 11'10"

Bedroom Two

13'5" x 8'2"

Bathroom

6'3" x 5'11" max

Council Tax

Band: A



### Application for tenancy

A tenancy application form is available at our Saint Thomas Street office. In addition, proof of identity in the form of a driving license and passport, together with three month's bank statements and proof of earnings are required. Referencing is undertaken by Goodlord (Referencing Agency) on the house of CPH property services which will include a credit check, Landlord and employers reference, together with verification of earnings. A Holding Deposit equivalent to one week's rent will be required upon application. The application will not be processed until a holding deposit has been received. A six/ twelve month Shorthold Tenancy is available, this being subject to the receipt of satisfactory references and the Landlords final consent.

### Tenants responsibilities and conditions of tenancy

The successful applicant(s) will be in full time employment or in receipt of a suitable pension. The tenant(s) will be responsible for any fixtures and furnishings provided by the landlord (fair wear and tear excepted); for the payment of Council Tax, services and other outgoings unless otherwise stated. An inventory will be prepared as to those items being provided by the landlord and to the general condition. Photographic evidence will also be taken at the commencement of the tenancy. No redecoration of the property is to be undertaken without the landlord's prior approval, and the tenancy is subject to a no smoking policy. Gardens are the responsibility of the tenant(s).

### Rent and bond requirements

If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details to be provided at the time of confirming the tenancy. If CPH Property Services are under instruction from their Landlord Client to register and hold the bond received, this will be registered with the Tenancy Deposit Scheme (TDS) and a Certificate of Registration provided within 30 days of receipt of payment.

### Insurance

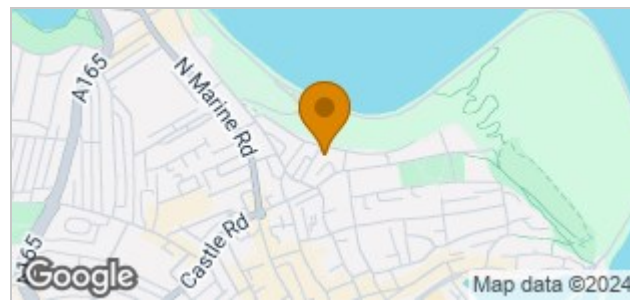
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move in.



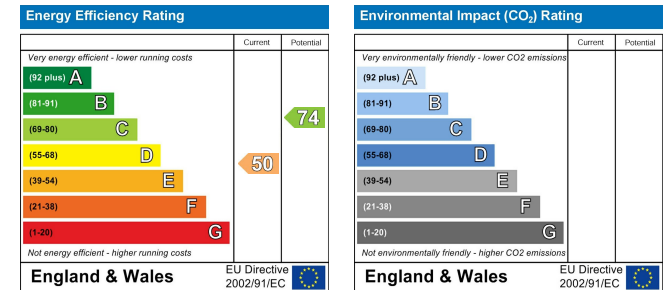
## Floor Plans



## Area Map



## Energy Performance Graph



CPH Property Services  
 19 St.Thomas Street, Scarborough YO11 1DY  
 e.sales@cphproperty.co.uk | cphproperty.co.uk

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 whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132