



colin ellis

## Blenheim Terrace, Scarborough, YO12 7HD

Colin Ellis are extremely pleased to bring to market this TWO BEDROOM GROUND FLOOR apartment. With spectacular SEA VIEWS and the option of HOLIDAY LETS this is an FANTASTIC opportunity to any INVESTOR. Having undergone an EXTENSIVE CONVERSION this MODERN apartment will appeal to a MULTITUDE of buyers. Offered with NO ONWARD CHAIN.

\*\*SOME ROOMS HAVE BEEN DRESSED USING CGI\*\*

Asking Price £164,950



As you enter the apartment the entrance hall guides you towards the open-plan living area seamlessly combines functionality and elegance, creating an ideal space for both relaxation and entertainment. The living room laps up the views, allowing you to enjoy the ever-changing scenery from the comfort of your home. The sleek and fully equipped kitchen is a culinary haven for those who enjoy cooking. Boasting top-of-the-line brass fittings, and ample storage, it embraces both functionality and style. This apartment offers two generously sized bedrooms. The bathroom features modern fixtures, a spacious shower, and elegant finishes, ensuring a luxurious experience. To complete the package, this apartment is ideally located to Scarborough Castle, Open Air Theatre, Peasholm gardens, the Town center, local amenities and transport links.

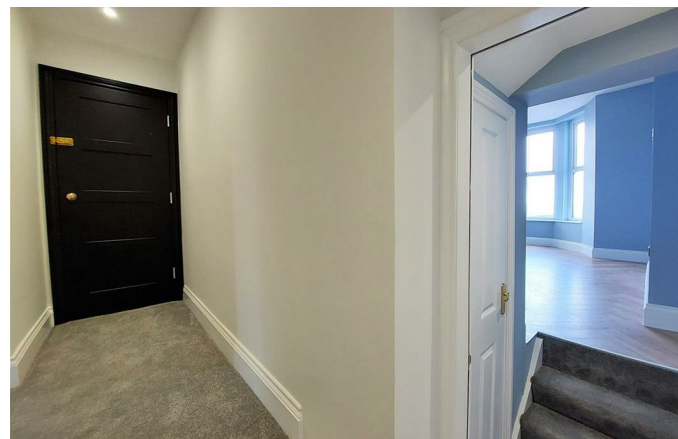
Located in a desirable spot, this apartment provides easy access to the beautiful beaches, cafes and the stunning properties of Scarborough's 'Old Town' that define the local area. With its breathtaking sea views and luxurious finishes, this impeccably presented apartment promises a lifestyle of comfort, tranquility and coastal bliss.

## **ENTRANCE HALL**

## **LOUNGE/KITCHEN**

*5.2 x 4.8 (17'0" x 15'8")*

uPVC double glazed bay window with sea and castle views, electric radiator, wood style flooring, LED down lights, fitted kitchen with range of base, wall and drawer units, integrated fridge freezer, integrated dishwasher, integrated washing machine, brass fittings, feature sink with drainer unit and mixer tap.



## **BEDROOM ONE**

*4.1 x 2.7 (13'5" x 8'10")*

uPVC double glazed window.

## **BEDROOM TWO**

*3.6 x 3.0 (11'9" x 9'10")*

uPVC double glazed window.

## **BATHROOM**

*1.8 x 1.6 (5'10" x 5'2")*

Hand basin, WC, shower cubicle with power shower, tiled walls and LED down lights.

## **TENURE**

Our vendor has informed us of the following:

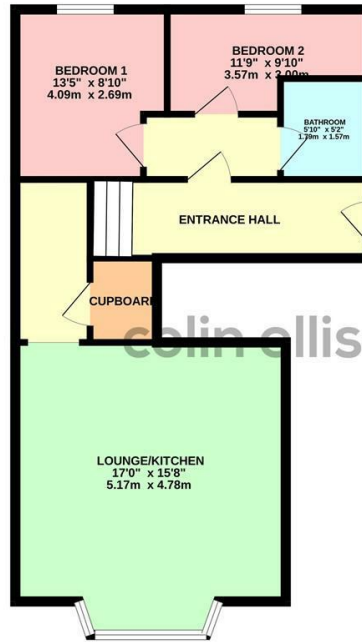
Leasehold with a 999 year lease

Holiday lets allowed

Maintenance agreement to be confirmed



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
Made with Blueprint 2009

**Blenheim Terrace - 18369611**  
**Council Tax Band - New Build**  
**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>65</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Tel: 01723 363565  
 E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)

RESIDENTIAL & COMMERCIAL SALES  
 LETTINGS CHARTERED SURVEYOR

See all our properties online  
[www.colinellis.co.uk](http://www.colinellis.co.uk)