



Blenheim Terrace, Queens Scarborough, YO12 7HD

Guide Price £129,950

Colin Ellis are extremely pleased to bring to the market this ONE BEDROOM THIRD FLOOR apartment. With spectacular SEA VIEWS and the option of HOLIDAY LETS this is a 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.

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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 sea 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 has a generously sized bedroom and 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.

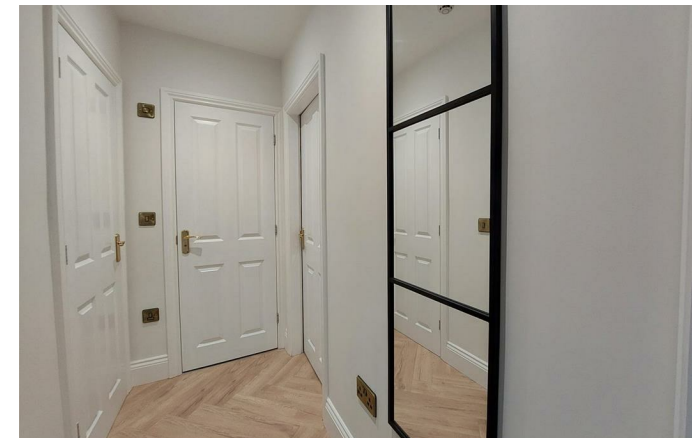
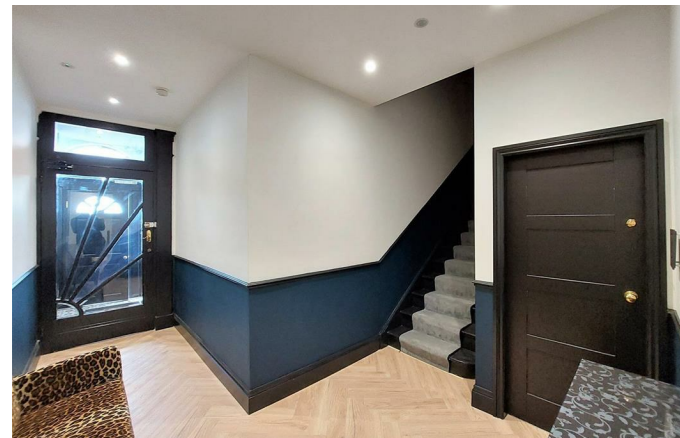
ENTRANCE HALL

Power points and airing cupboard.

KITCHEN AREA

4.0 x 4.0 (13'1" x 13'1")

Castle and sea views, led down lights, base, wall and drawer units, wood work top, integrated electric oven and hob, integrated fridge, freezer, dishwasher, and washing machine, extractor hood, sink/drain unit, mixer tap, and power points.



LOUNGE AREA

4.1 x 4.0 (13'5" x 13'1")

Castle and sea view, led down lights, electric heater, uPVC double glazed window and power points.

BEDROOM

2.8 x 2.4 (9'2" x 7'10")

Sea views, electric heating, uPVC double glazed window and power points.

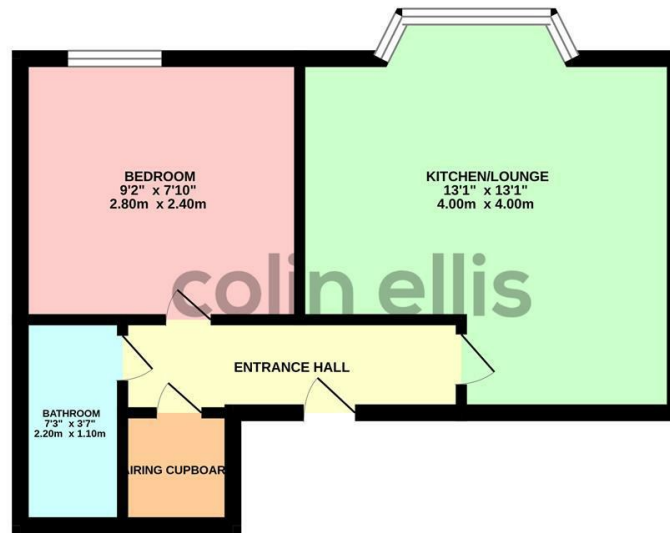
BATHROOM

2.2 x 1.1 (7'2" x 3'7")

Basin with vanity, part tiled walls, led down lights, low flush wc, shower cubicle and ladder radiator.



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 325 sq.ft. (30.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Blenheim Terrace, Queens Parade - 18525878
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.



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