



colin ellis

## Blenheim Terrace, Queens Parade, Scarborough, YO12 7HF

Guide Price £115,000

Offered to the market with NO ONWARD CHAIN and RECENTLY REFURBISHED to a high standard throughout this TWO BEDROOM LOWER GROUND FLOOR apartment has a MODERN KITCHEN and BATHROOM. Only a very short distance from the North Bay beach and the town centre this apartment is perfectly located for all amenities. The apartment has a double main bedroom and a second bedroom which would be suitable as an office. Perfect as a permanent home or holiday home, viewing is highly recommended.





## ADDITIONAL INFORMATION

It has been decided along with all the other flat owners in this building that in August 2024 the full exterior of the building will be re painted. The main walls will be light grey and the lintels / window cills etc will be in a darker anthracite grey. This work has been paid for and work will start mid August.

Also the main entrance door will be replaced after the painting is complete.

## ENTRANCE

Front door into entrance hall with inset ceiling spotlights, door entry phone system and electric wall heater.

## KITCHEN/LIVING ROOM

*4.96 x 5.87 (16'3" x 19'3")*

Living area with French doors to outside, five double glazed sash windows, ceiling light and electric wall heater. Kitchen area with newly fitted kitchen with a range of cupboards and drawers, built in washing machine, built in fridge freezer, built in microwave, built in oven and electric hob, extractor fan, kitchen island, stainless steel sink and inset ceiling spotlights.

## BEDROOM ONE

*4.30 x 3.16 (14'1" x 10'4")*

Bay sash window, ceiling light, three built in wardrobes and electric wall heater.

## BEDROOM TWO/OFFICE

*2.55 x 1.93 (8'4" x 6'3")*

Double glazed sash window, ceiling light, built in wardrobe and electric wall heater.





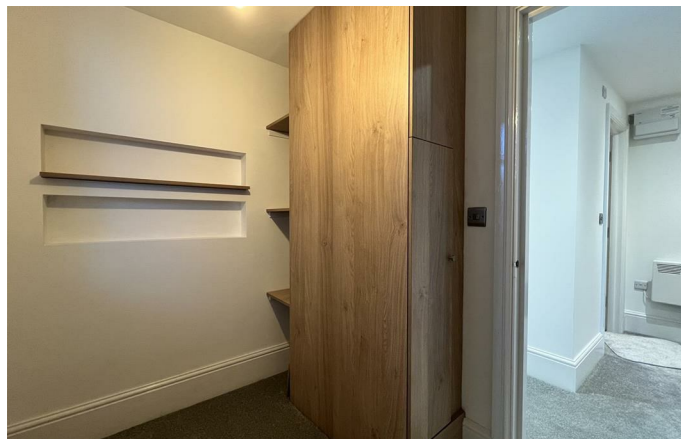
## SHOWER ROOM

2.28 x 1.48 (7'5" x 4'10")

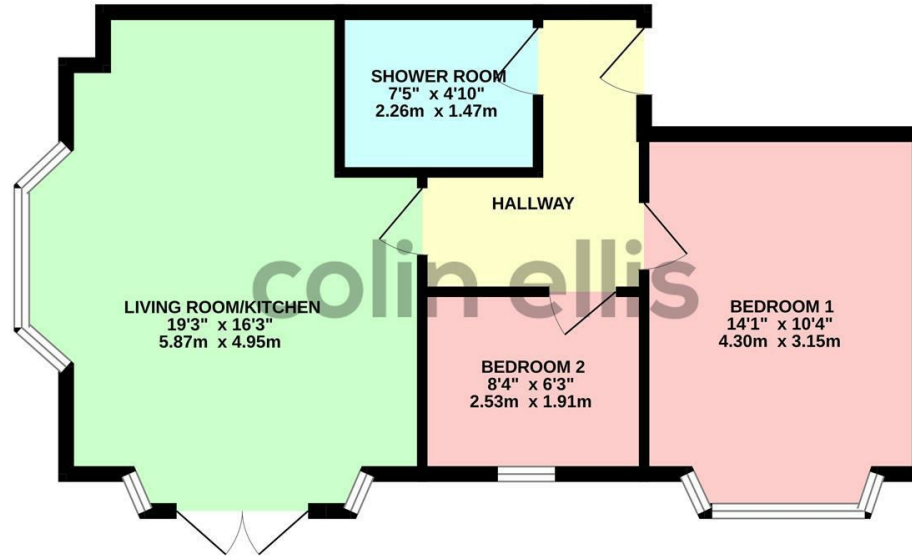
Tiled walls, WC, hand basin with vanity unit, walk in shower with rain forest shower head, inset spotlights, extractor fan, ceiling light and electric towel rail/radiator.

## TENURE

Our vendors have informed us of the following:  
The outside of the building has planned refurbishment works for late Spring.  
Leasehold with 996 years remaining on the lease  
Maintenance £913.67 pa  
Ground Rent £75.00 pa  
AST's are allowed  
No holiday lets  
No pets



## LOWER GROUND FLOOR



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, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

**Blenheim Terrace, Queens Parade - 18578291**

**Council Tax Band - A**

**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.



**Tel: 01723 363565**

**E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)**

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