



The Courtyard, 7 Blenheim Terrace, Scarborough, YO12 7HF

Guide Price £198,000

- *Exceptional ground floor coastal apartment*
- *Spacious open plan kitchen/living/dining area*
- *Separate utility room*
- *Beautifully presented throughout*
- *Two bedrooms including principal ensuite*
- *Private enclosed terrace area*
- *Sea views and close proximity to promenade*
- *Luxury main bathroom*
- *Ideal holiday home, investment or permanent residence*

7 Blenheim Terrace, Scarborough YO12 7HF

A superb ground floor coastal apartment finished to an exceptional modern standard and ideally positioned moments from the seafront with attractive sea views. Offering bright, spacious accommodation including a stunning open plan kitchen/living area, two bedrooms, two bathrooms and private terrace space, this turnkey property combines stylish contemporary living with an enviable seaside location. Finished to an impressive holiday-home standard throughout, this is an ideal permanent residence, investment or luxury coastal retreat.



Council Tax Band: B



An exceptional opportunity to acquire a beautifully presented ground floor coastal apartment finished to an impressive modern standard and ideally positioned within walking distance of the seafront, promenade and local amenities.

Offering bright, contemporary accommodation throughout, this superb property extends to approximately 905 sq ft and has been thoughtfully designed to provide stylish, low-maintenance living in one of the area's most desirable seaside locations.

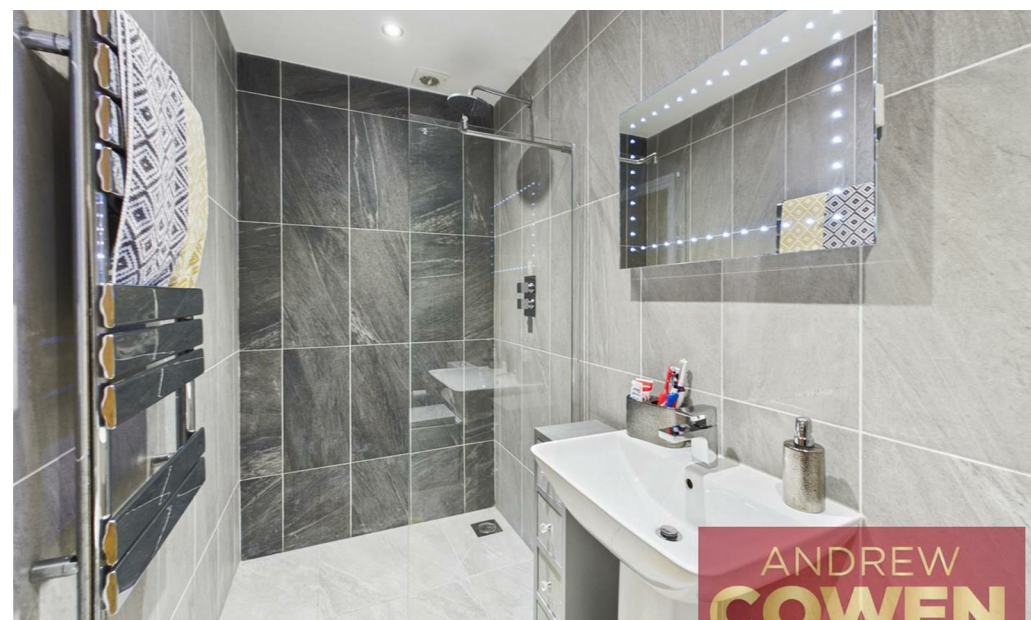
Internally, the apartment comprises a welcoming entrance hallway, spacious open plan kitchen/living/dining area flooded with natural light from feature roof glazing, two well-proportioned bedrooms including principal bedroom with ensuite shower room, luxury main bathroom and separate utility room.

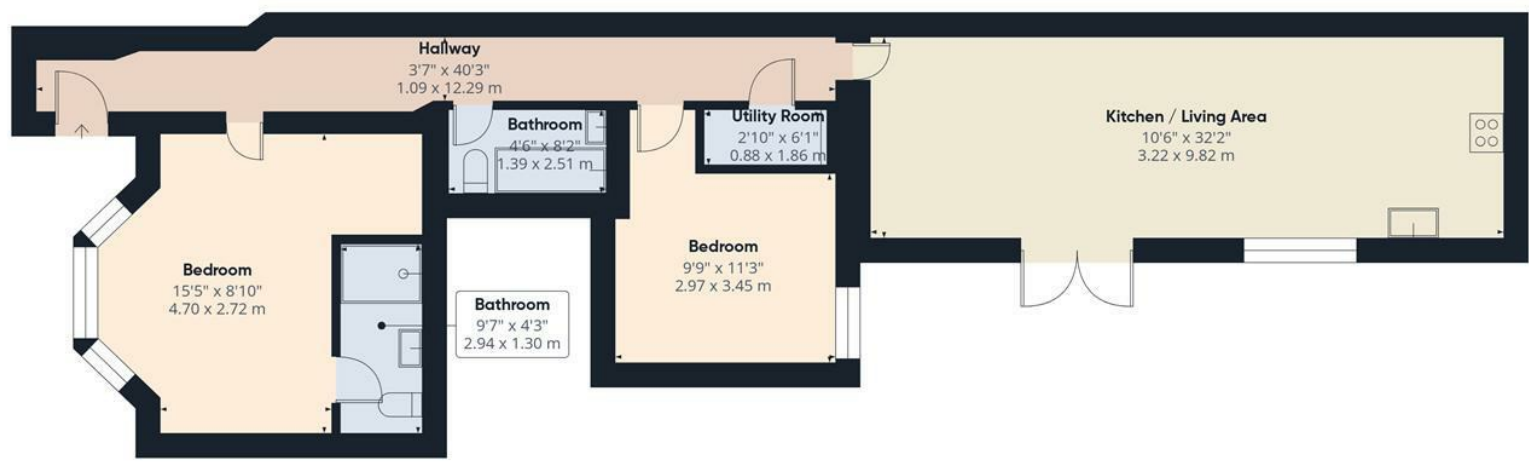
The impressive open plan living space is undoubtedly a standout feature of the home, combining sleek modern finishes with generous proportions to create an ideal setting for both everyday living and entertaining. French doors provide access to a private enclosed terrace area while the nearby coastline and sea views further enhance the appeal of this outstanding property.

Finished to an excellent holiday-home standard throughout, the apartment benefits from contemporary tiling, recessed lighting, quality sanitary ware, modern fitted kitchen and tasteful neutral décor ready for immediate occupation.

The ground floor position offers ease of access and broad appeal to a range of purchasers including downsizers, holiday home buyers, investors or those seeking a stylish permanent residence by the coast.

Rarely does a property combining such quality finish, coastal convenience and modern turnkey presentation come to the market and early viewing is highly recommended.





Approximate total area⁽¹⁾
905 ft²
84 m²

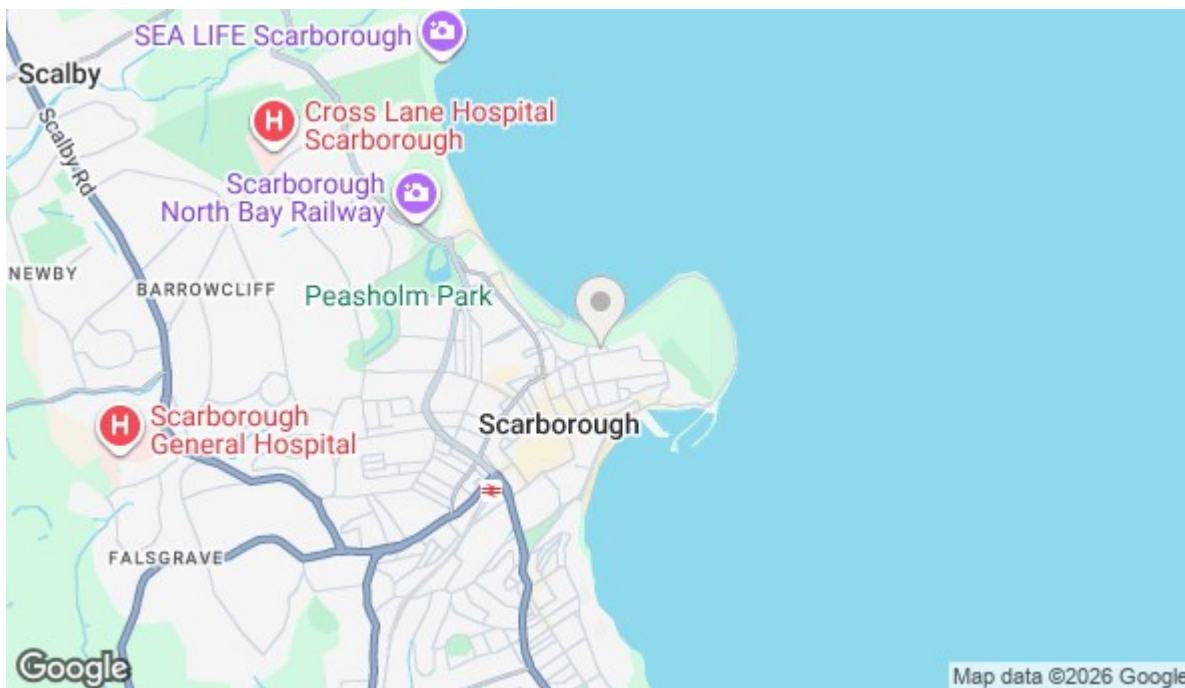
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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