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For over 30 years

Flat 6, 20 Blenheim Terrace Queens Parade, Scarborough

Guide Price £110,000



Flat 6 Castle Cliffs Court

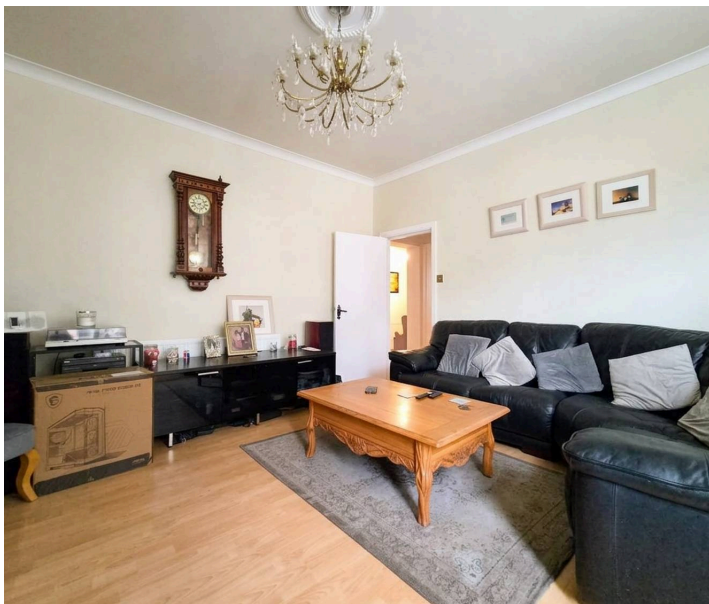
20 Blenheim Terrace Queens Parade

- FIRST FLOOR TWO DOUBLE BEDROOMS LEASEHOLD FLAT
- ATTRACTIVE SEA VIEWS
- MODERN FITTED KITCHEN
- LIVING ROOM WITH LARGE BAY WINDOW
- LOCATED IN THE POPULAR NORTH CLIFF AREA
- DOUBLE GLAZED SASH WINDOWS THROUGHOUT
- ON STREET PERMIT PARKING
- LIFT ACCESS
- NO ONWARD CHAIN

We are delighted to present this well-proportioned first floor two bedroom leasehold flat, ideally situated in the highly sought-after North Cliff area. Boasting attractive sea views and double glazed sash windows throughout, this property offers a wonderful blend of comfort and convenience.

The long and spacious entrance hall provides access to all principal rooms, including a modern, freshly decorated fitted kitchen that is perfect for preparing meals and entertaining guests. The spacious living room is enhanced by a charming bay window, flooding the space with natural light and framing delightful coastal vistas.

Both bedrooms are generously sized, offering flexibility for family, guests or a home office. The well-appointed bathroom serves the flat with a large freshly decorated Mira thermostatic shower over the bath, WC and sink.





Residents benefit from on street permit parking at a cost of £40 per annum and the convenience of a lift within the building, ensuring easy access for all. Offered with no onward chain, this property is an excellent opportunity for first-time buyers, downsizers or investors seeking a coastal lifestyle in a vibrant location. With its prime setting close to local amenities, transport links and the scenic North Cliff, this charming home is not to be missed. Arrange your viewing today to fully appreciate all this fantastic flat has to offer.

Council Tax band: B

Tenure: Leasehold

FIRST FLOOR

Entrance Hall

Lounge 16' 1" x 15' 1" (4.90m x 4.60m)

Kitchen 10' 10" x 8' 2" (3.30m x 2.50m)

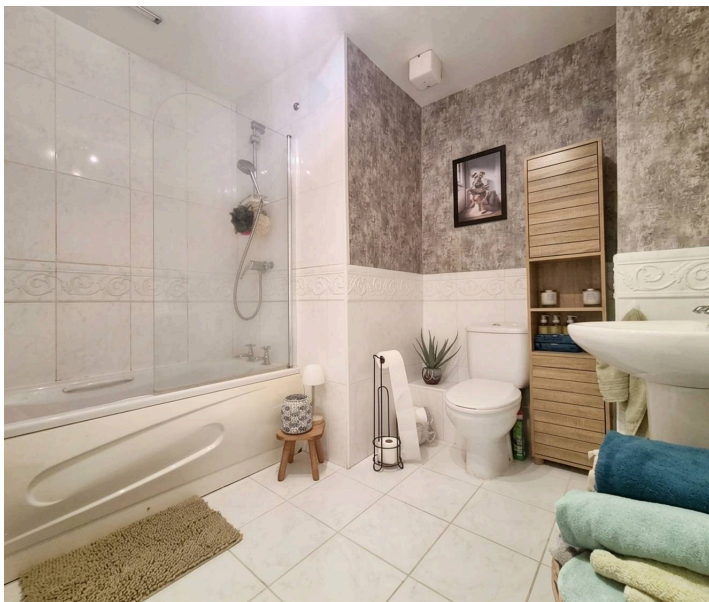
Bathroom 8' 2" x 8' 2" (2.50m x 2.50m)

Bedroom One 9' 6" x 9' 2" (2.90m x 2.80m)

Bedroom Two 9' 6" x 9' 2" (2.90m x 2.80m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

TENURE/MAINTENANCE - We have been informed by the owner that the property is leasehold with 88 years remaining and that there is a maintenance agreement in place at a cost of £1,200 per year with Nicholsons with building insurance included. Holiday lets are not permitted but residential letting and pets are allowed.



FIRST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

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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Interested?

Contact our friendly team today
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With you every step of the way



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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