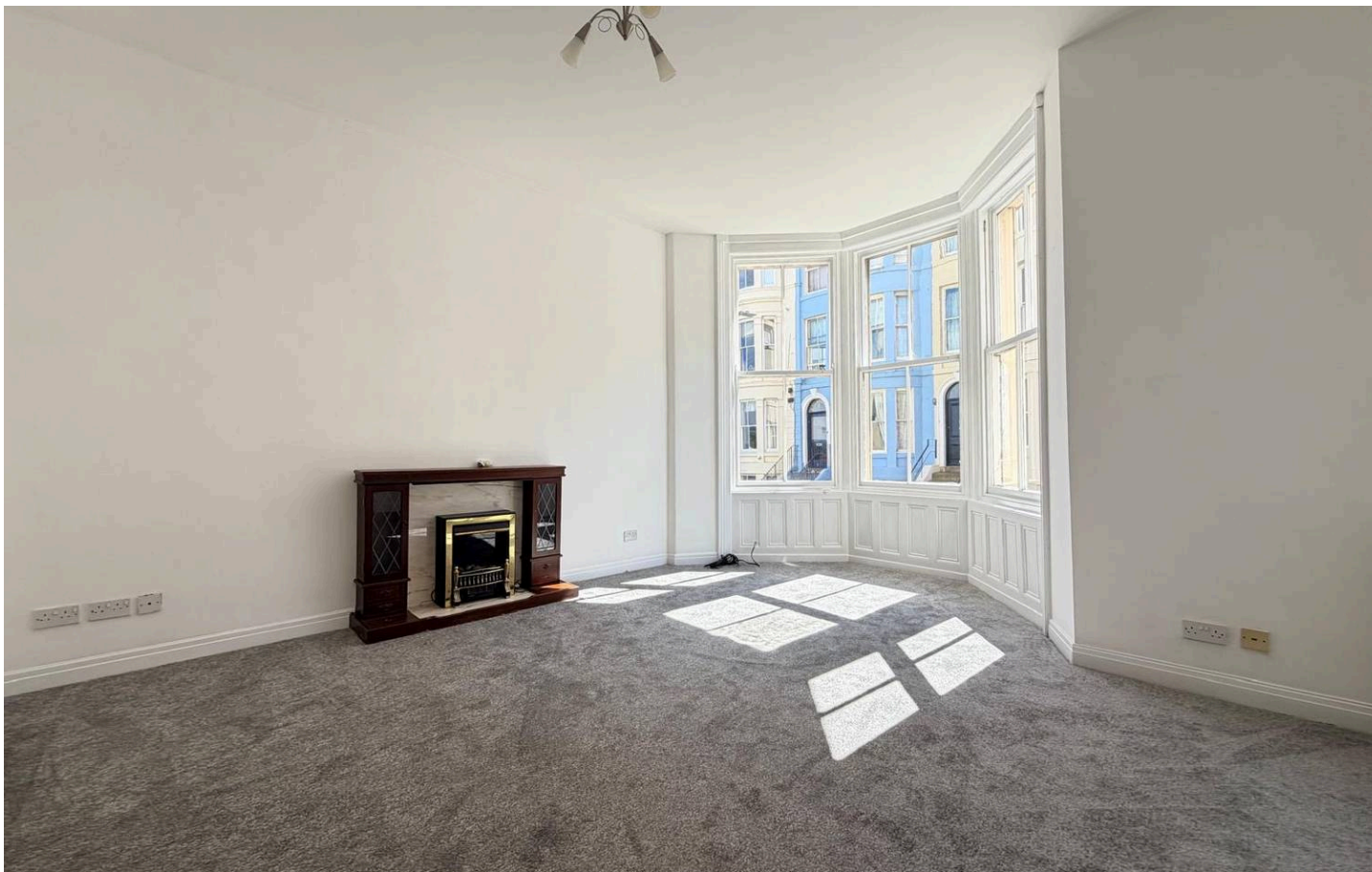




CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

Flat 4 Castle Cliffs Court, 20 Blenheim Terrace, Scarborough

Offers Over **£100,000**



Flat 4 Castle Cliffs Court

20 Blenheim Terrace Queens Parade,
Scarborough

- TWO BEDROOM GROUND FLOOR LEASEHOLD FLAT
- POPULAR NORTH SIDE LOCATION
- SPACIOUS LOUNGE WITH BAY WINDOWS
- FITTED KITCHEN
- NO ONWARD CHAIN

We are delighted to present this attractive two bedroom ground floor leasehold flat, ideally situated in a popular North Side location.

This well-proportioned property offers a spacious lounge featuring elegant bay windows that flood the room with natural light, creating a welcoming and airy atmosphere perfect for relaxing or entertaining guests. The fitted kitchen provides ample storage and workspace, making meal preparation both convenient and enjoyable. Both bedrooms are generously sized, with the principal bedroom benefiting from a fitted wardrobe for excellent storage solutions.

The flat is offered with no onward chain, ensuring a smooth and straightforward purchase process for the discerning buyer. With its thoughtful layout, bright interiors, and sought-after location, this property is well-suited to first-time buyers, professionals, or those looking to downsize without compromising on space or comfort. The property is also conveniently positioned for access to local amenities and transport links, making daily life both practical and enjoyable.





Early viewing is highly recommended to fully appreciate all that this delightful flat has to offer. Contact us today to arrange your appointment.

Council Tax band: B

Tenure: Leasehold

GROUND FLOOR

Lounge

16' 5" x 15' 1" (5.00m x 4.60m)

Kitchen

13' 1" x 9' 10" (4.00m x 3.00m)

Bathroom

10' 10" x 5' 7" (3.30m x 1.70m)

Bedroom One

16' 5" x 14' 5" (5.00m x 4.40m)

Bedroom Two

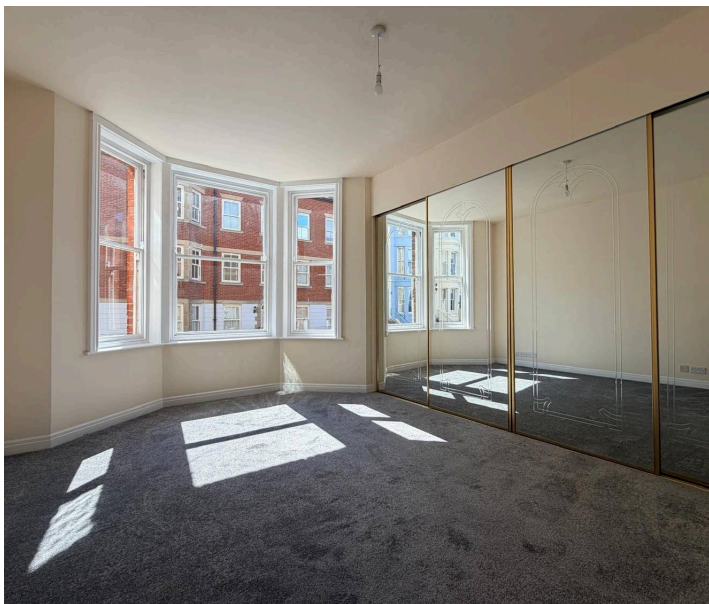
12' 6" x 11' 2" (3.80m x 3.40m)

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

The owner has informed us that they are changing agents to Nicholsons for management of the block, more information will be provided soon. There is 90 years remaining on the lease.



GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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
☎ 01723 352235 | 📧 sales@cphproperty.co.uk

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