



## ***Flat 4, 7 Blenheim Terrace Queens Parade, Scarborough, YO12 7HF***

***Offers In Excess Of £180,000***

- IMMACULATE SECOND FLOOR APARTMENT
- OPEN PLAN LAYOUT
- HOLIDAY LETS PERMITTED
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER NORTHSIDE LOCATION
- LEASEHOLD WITH A SHARE OF FREEHOLD
- STUNNING DIRECT SEA VIEWS
- MODERN INTERIOR
- DOUBLE GLAZED

# Flat 4, 7 Blenheim Terrace Queens Parade, Scarborough YO12 7HF

This **IMMACULATE, TWO BEDROOM BAY WINDOW APARTMENT** which is situated on the **SECOND FLOOR** presents a modern feel throughout with an **OPEN PLAN LOUNGE/KITCHEN/DINER** and **BREATHTAKING SEA VIEWS** across Scarborough's **NORTH BAY** and to **SCARBOROUGH CASTLE**. The property is located near Scarborough's **NORTH BAY BEACH** and would make an **EXCELLENT HOLIDAY HOME/SEASIDE BOLT-HOLE** to be enjoyed.



Council Tax Band: C



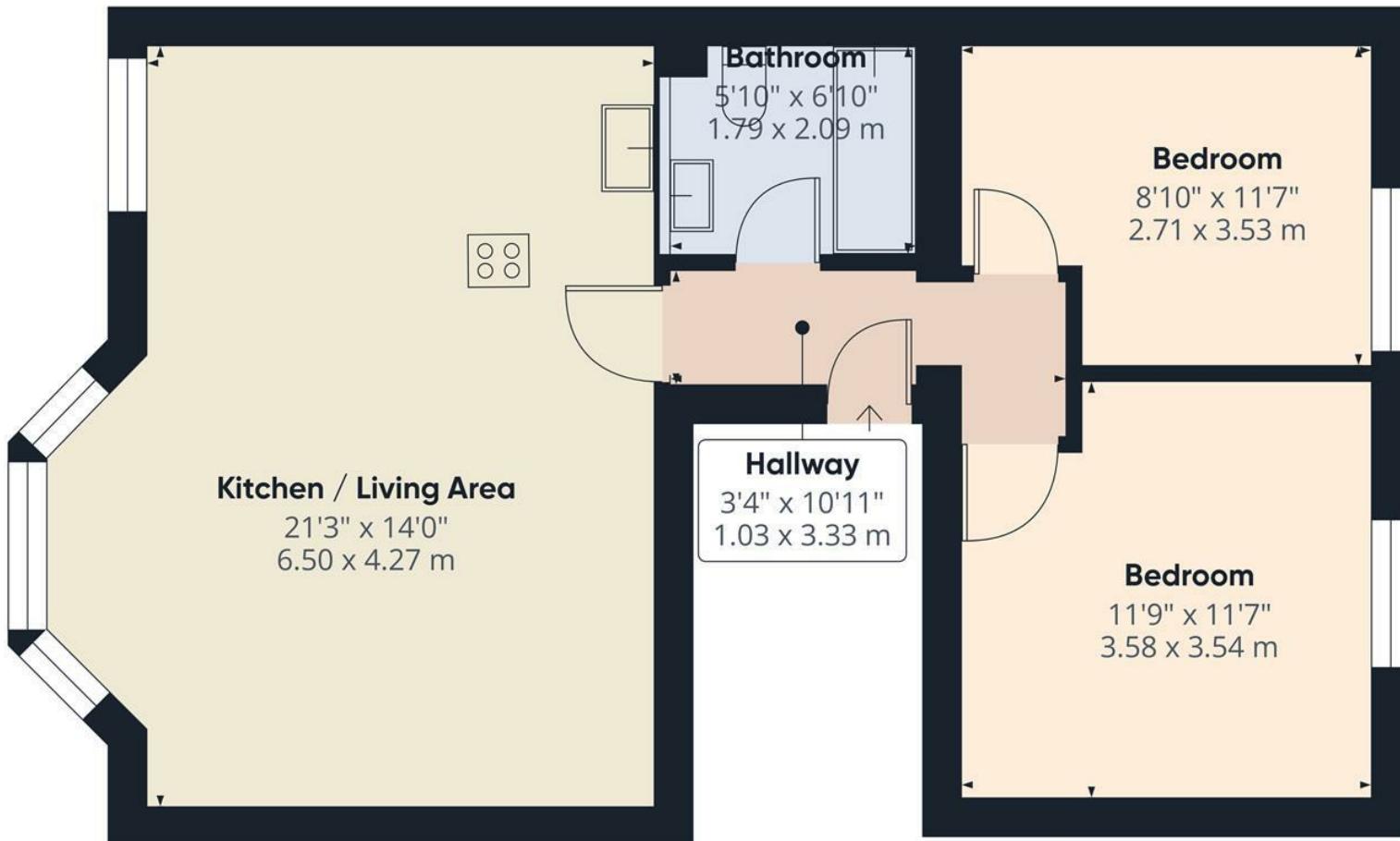
This fantastic property is offered to the market in good order throughout, briefly comprising of; entrance hallway leading into the spacious, open plan lounge/kitchen/diner with a bay window to the front aspect, offering breathtaking sea and castle views. The kitchen boasts a range of wall and base units, with integrated appliances and ample worktop space. There are two bright and airy double bedrooms, and a modern family bathroom suite with overhead shower.

Situated within proximity to both Scarborough's North Bay and Scarborough Town Centre, the property provides excellent access to a wealth of amenities and attractions including local supermarkets and shops, eateries, Alpamare Water Park and more. This would make a perfect property for those looking for a seaside holiday home or permanent residence.

Maintenance charge for 2025 is £1125.10pa with £100.00 reserve fee.  
Holiday lets and short term assured lets are permitted.

**\*All matters of tenure are subject to verification and clarification of solicitors in a contract of sale. \***





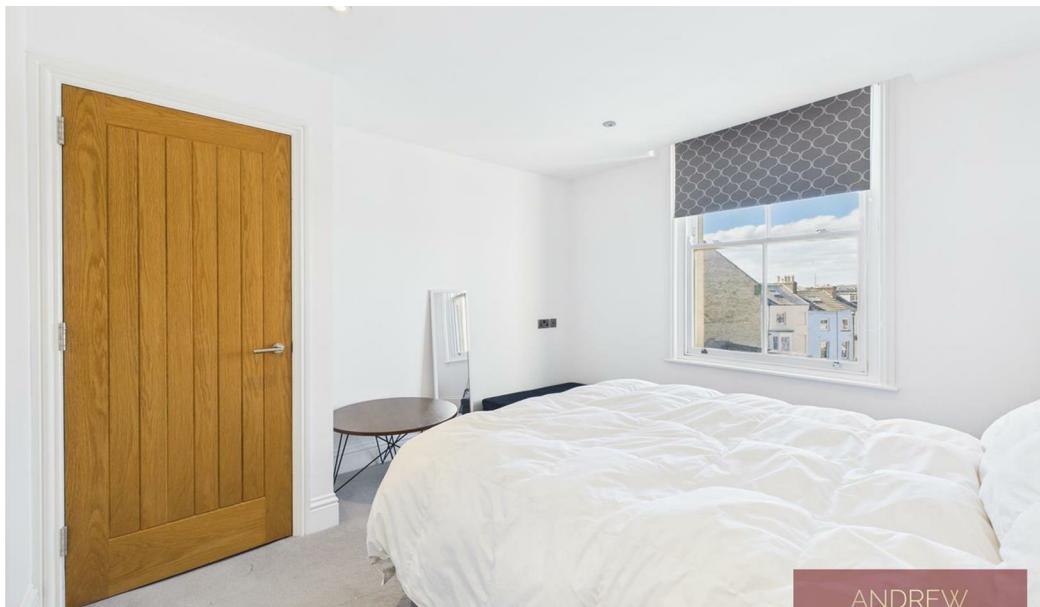
Approximate total area<sup>(1)</sup>  
631 ft<sup>2</sup>  
58.6 m<sup>2</sup>

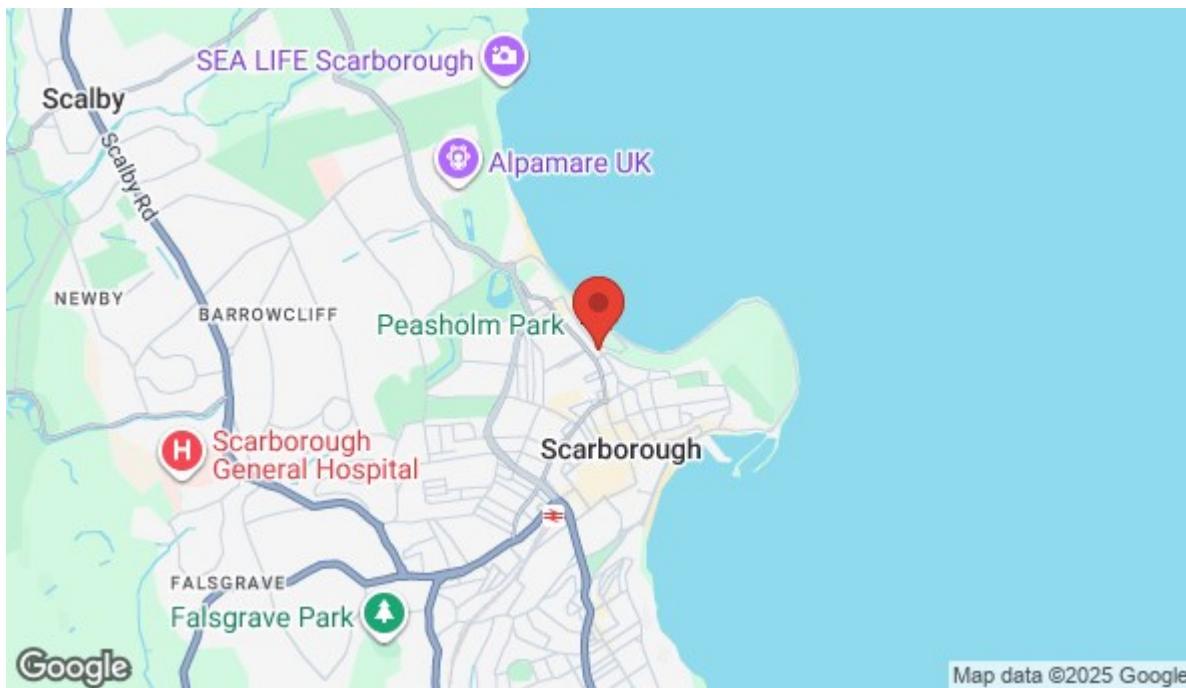
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

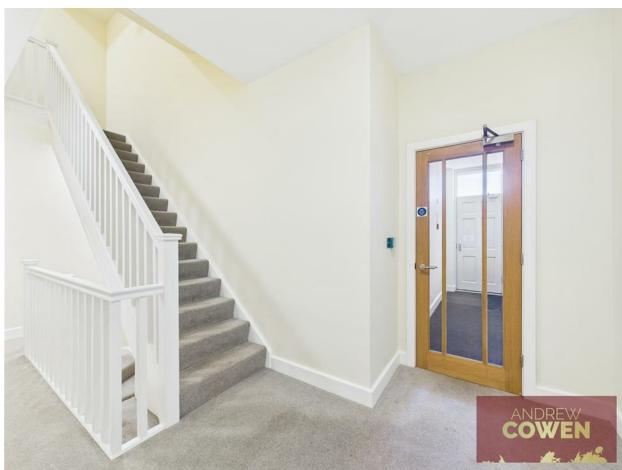
GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(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	



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