

colin ellis

## Blenheim Terrace, Scarborough, YO12 7HD

\*\* NEW LOWER PRICE - PRICED TO SELL \*\*

Colin Ellis are extremely pleased to bring to market this TWO BEDROOM apartment set over 782sq ft . Having undergone an EXTENSIVE CONVERSION this MODERN apartment will appeal to a MULTITUDE of buyers. Offered with NO ONWARD CHAIN.

\*\*SOME ROOMS HAVE BEEN DRESSED USING CGI\*\*

Guide Price £115,000





As you enter the apartment the entrance hall guides you towards the open-plan living area seamlessly combines functionality and elegance, creating an ideal space for both relaxation and entertainment. The living room laps up the views, allowing you to enjoy the ever-changing scenery from the comfort of your home. The sleek and fully equipped kitchen is a culinary haven for those who enjoy cooking. Boasting top-of-the-line brass fittings, and ample storage, it embraces both functionality and style. This apartment offers two generously sized bedrooms. The bathroom features modern fixtures, a spacious shower, and elegant finishes, ensuring a luxurious experience. To complete the package, this apartment is ideally located to Scarborough Castle, Open Air Theatre, Peasholm gardens, the Town center, local amenities and transport links.

Located in a desirable spot, this apartment provides easy access to the beautiful beaches, cafes and the stunning properties of Scarborough's 'Old Town' that define the local area. With its breathtaking sea views and luxurious finishes, this impeccably presented apartment promises a lifestyle of comfort, tranquility, and coastal bliss.

### **ENTRANCE HALL**

Under stairs storage, wood style flooring and store room with plumbing for washing machine.

### **LOUNGE/KITCHEN**

*5.3 x 4.2 (17'4" x 13'9")*

uPVC double glazed bay window, electric radiator and wood style flooring., fitted kitchen with range of base, wall and drawer units, integrated electric oven and hob, space for fridge freezer, feature sink with drainer unit and mixer tap.



## BEDROOM ONE

4.8 x 4.6 (15'8" x 15'1")

uPVC double glazed bay window.

## BEDROOM TWO

3.2 x 2.5 (10'5" x 8'2")

uPVC double glazed window and electric radiator.

## BATHROOM

2.8 x 2.8 (9'2" x 9'2")

WC, hand basin, shower cubicle with power shower, ladder radiator and part tiled.

## TENURE

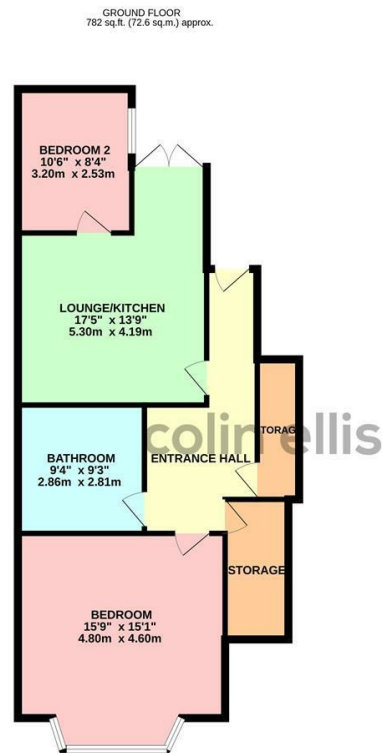
Our vendor has informed us of the following:

Leasehold with a 999 year lease

Maintenance charge £1090 per annum







TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for illustration purposes only and should be used as a guide only. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Blenheim Terrace - 18369614

### Council Tax Band - New Build

### 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.



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