



## 30 Blenheim Terrace

Queens Parade, Scarborough, YO12 7HD

Guide Price £112,000



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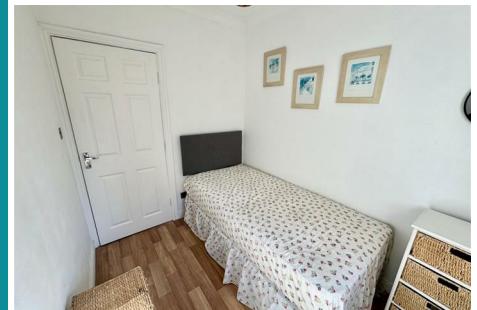
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## Flat 1 30 Blenheim Terrace

Ellis Hay are delighted to bring to the market this 2 bedroomed ground floor flat on Blenheim Terrace, nestled in a prime location, we feel this is a wonderful opportunity to have the perfect blend of modern comfort and coastal charm.

In the heart of the North Bay, the property has many amenities close by, including Peasholm Park, The Open Air Theatre, the town centre and the Marine Drive.

When briefly described the property comprises of 2 bedrooms and bathroom, generous lounge and dining area which leads to a kitchen. The property includes an outside space, ideal for relaxing.

\*\*Whilst this property can be used as a private second home or long term let it cannot be commercially holiday let\*\*

Sold with NO ONWARD CHAIN, this property offers a great opportunity for a variety of buyers, including those looking for the buy to let market and we highly recommend an early viewing.

Please call our friendly sales team on 01723 350077

### Lounge

17'11" x 14'4" (5.47 x 4.37)

### Kitchen

14'3" x 5'8" (4.35 x 1.73)

### Bathroom

9'4" x 6'10" (2.85 x 2.10)

### Bedroom 1

13'8" x 10'4" (4.18 x 3.17)

### Bedroom 2

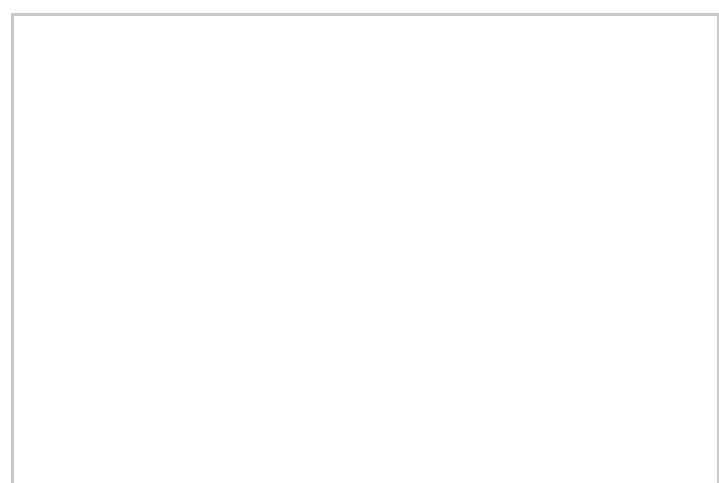
9'6" x 6'11" (2.92 x 2.12)

### Tenure

We are informed that there is a 175 lease that started in 2019. Management is with Ellis Hay and current yearly maintenance is approximately £1346.00 paid quarterly.

### Directions

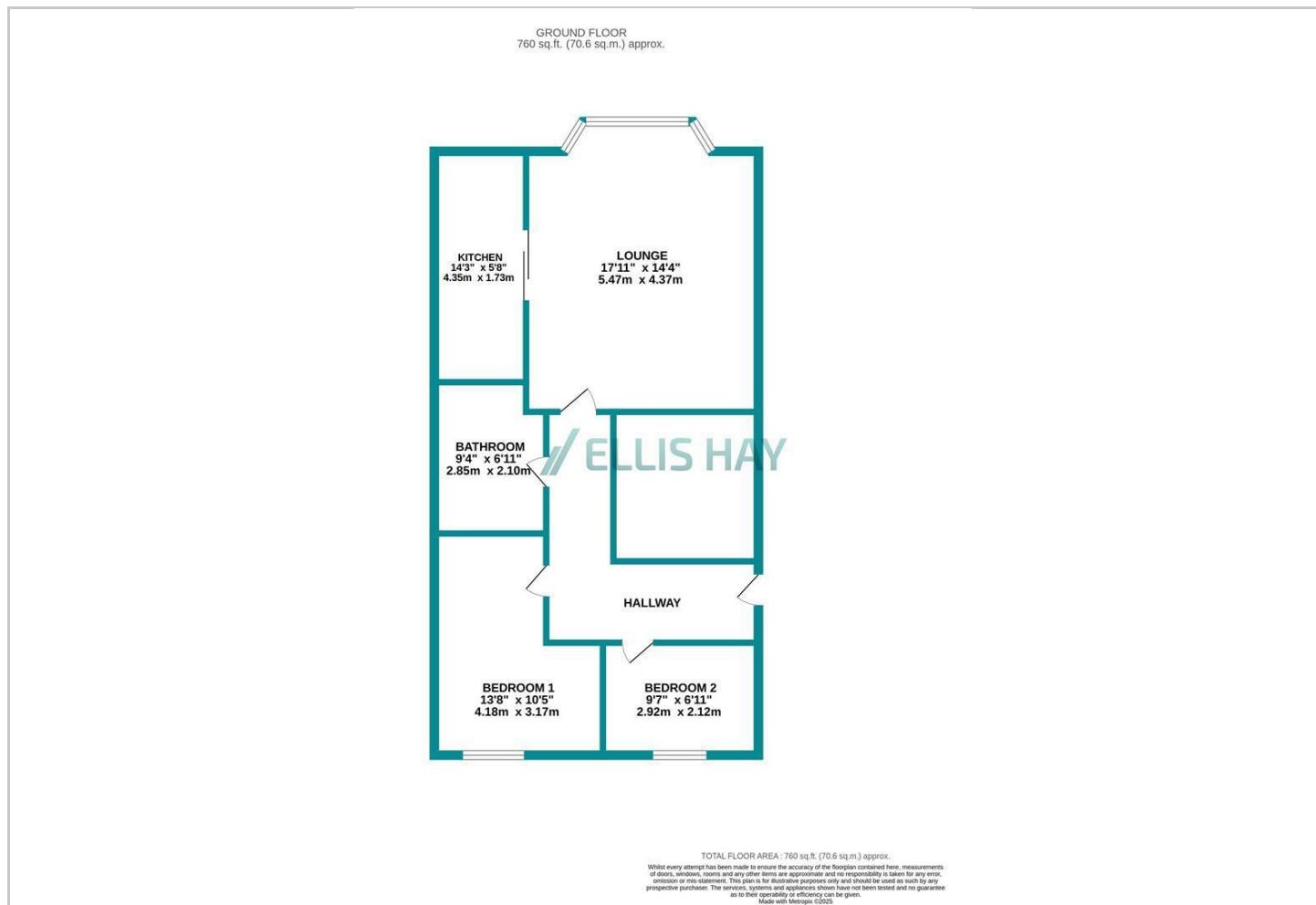
What 3 Words  
Scope.noises.pipe



## Hybrid Map



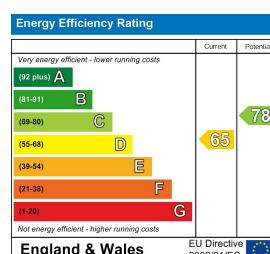
## Floor Plan



## Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.