



Apartment 11, Caedmon's Prospect, Whitby

Situated less than half a mile from Whitby Town Centre



THIS STUNNING 2-BEDROOM LUXURY APARTMENT SITS ON THE SECOND FLOOR OF CAEDMON'S PROSPECT, A MODERN PURPOSE-BUILT DEVELOPMENT OVERLOOKING BEAUTIFUL PANNETT PARK. SPACIOUS AND EXCEPTIONALLY WELL-MAINTAINED, THIS PROPERTY OPERATED AS A SUCCESSFUL HOLIDAY LET FOR A DECADE, RECEIVING 4-STAR AND GOLD AWARDS FROM VISIT ENGLAND ANNUALLY. THE APARTMENT LIES WITHIN WALKING DISTANCE OF WHITBY TOWN CENTRE AND ITS MANY POPULAR AMENITIES.

Accommodation:

Communal Entrance Hall, Lift, Stairs, and Landings. Private Hallway, Open Plan Living Room with Kitchen, Master Bedroom with En Suite, Double Bedroom, and House Bathroom.
Designated Parking Space in Secure Undercroft Car Park. Communal Grounds and Visitor Parking Spaces.

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Situated just a short stroll from Whitby town centre, harbourside, and the West Cliff, it is easy to see why Caedmon's Prospect is such a sought-after location. Built as a premium development by Kebbell Homes and managed to an excellent standard, Caedmon's Prospect showcases spacious and high-quality apartments which serve equally well as primary residences, second homes, or lucrative holiday lets.

Caedmon's Prospect is exceptionally well-appointed throughout, including resident-only access to the large, clean, and well-maintained communal areas. A lift service, stairs, mailboxes, secure undercroft parking with designated parking space, gardens, and plentiful visitor parking are all included.



Apartment 11 sits at the front of Caedmon's Prospect on the second floor. The property features over 925 square feet of efficiently allocated space and excellent front-facing views towards Pannett Park and surrounding vistas. The apartment is fully double-glazed and provides modern electric heating. There is plenty of natural light thanks to large windows in each of the main rooms.

From the communal hallway, the property can be accessed by lift or stairs. Inside the apartment's hallway is a spacious airing cupboard, which holds the high-pressure hot water system, and a cloaks cupboard with additional overhead storage space.

Off the hallway is the modern open plan 31' combined living room/kitchen/diner. The room has large windows to the front overlooking the floral clock of Pannett Park, which houses Whitby Museum and Art Gallery. The kitchen features high-gloss units with built-in cooker, extractor fan, fridge/freezer, washer/dryer, and dishwasher.



Further down the hall is the fully tiled family bathroom suite, which contains a bath with shower over, washbasin, large mirror, WC, and towel rail. Next is a double bathroom with windows overlooking the park and a large double wardrobe with generous overhead storage area.



Finally, at the end of the hall is the spacious master bedroom with windows facing two sides of the building and a further large built-in wardrobe with additional storage space above. The fully tiled en suite features a shower, WC, washbasin, mirror, bathroom cabinet, and towel rail.





Outside

Caedmon's Prospect is approached off Chubb hill onto a generous tarmac driveway with communal gardens and ample visitor parking. Entrance to the building is via secure double doors. Secure doors to the undercroft parking are also available for all apartment owners.

Holiday Letting Notes

11 Caedmon's Prospect has been a successful holiday let for the current owner and is available with contents, if required. Visit England awarded the property "Four Star Self-Catering" and the coveted "Gold Award" for exceptional quality of accommodation year-on-year since 2013.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. Interested parties should discuss any specific issues that affect their interest with the agent's office prior to viewing.

Directions: From the town centre, head through Victoria Square (the bus station) and up Bagdale to the mini-roundabout. Turn right and follow the edge of the park up Chubb Hill. Caedmon's Prospect is halfway up the road on the left. There is visitor parking within the grounds.

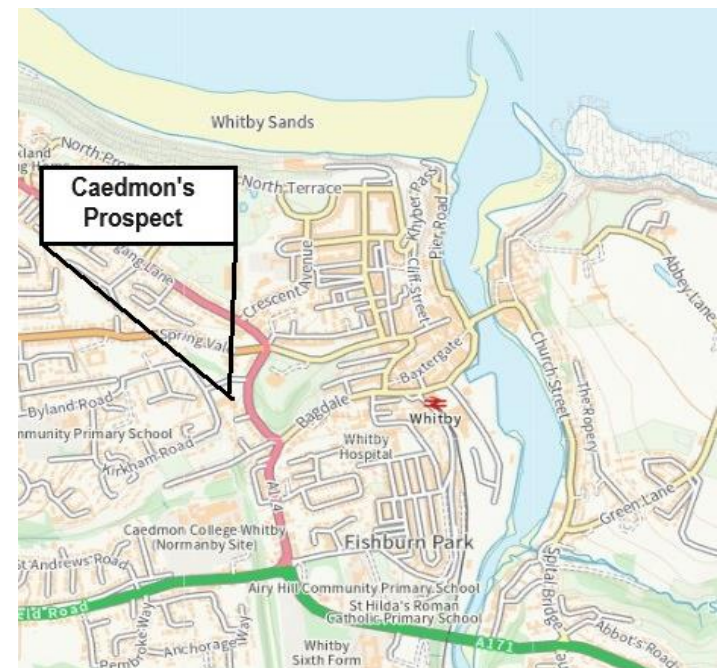
Services: The property is connected to mains water, drainage, and electricity.



Council Tax Banding: The property is assessed for business rates with a rateable value of £2,400, meaning approximately £1,198 would be payable for 2023-24. Business rates relief of up to 100% is available. For more information, please contact North Yorkshire Council at 01723 232323.

Tenure: The property is held on the residual term of a 999-year lease granted in 2024. Each apartment has a share in the freehold, so from 2024 there is no ground rent payable.

Postcode: YO21 1HF





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Chartered Surveyors • Auctioneers • Valuers • Estate Agents

