

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

FLAT 5, 13 WINDSOR TERRACE, WHITBY

Whitby Town Centre



A COMPACT 1 BEDROOM FOURTH FLOOR FLAT, SITUATED IN A VERY CONVENIENT LOCATION NEAR THE TOWN CENTRE, ENJOYING STUNNING VIEWS ACROSS THE UPPER HARBOUR AND TOWN. BENEFITTING FROM GAS CENTRAL HEATING AND WITH UPVC DORMER WINDOWS TO FRONT AND REAR.

Accommodation:

Communal Entrance Hallway & Stairs, Hallway, Living Kitchen, Double Bedroom, Bathroom
Externally: Communal bin storage area to front.

OFFERS ON: £103,000

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Partners: Robert C Smith

Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

This compact one bedroom top floor flat has gas central heating, double glazing and a location on the west side of town with views across the town towards the marina and Abbey.

Approached via steps to the front door which opens into the communal hallway, where a staircase rises to the 4th floor. From this landing a door provides access to:

Entrance Hallway: With an entry phone for the front door and internal doors opening to ...

Living Room including Kitchen: With a central heating radiator and a large uPVC dormer window enjoying excellent views across the harbour.

In the kitchen area there is a full range of modern fitted units with laminated roll top work surfaces, space and plumbing for an automatic washing machine, electric oven, hob and cooker hood, single drainer stainless steel sink unit and wall mounted Vailant combination gas central heating boiler.



Bedroom: The bedroom has a uPVC double glazed dormer window to the rear aspect, central heating radiator and fitted carpet.

Bathroom: The bathroom has a half bath with a Triton electric shower over, pedestal wash basin and low flush WC. There are part tiled walls, central heating radiator and an extractor fan.



Externally

To the front of the property is a block paved area which is provided for communal bin storage.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From the offices of Richardson & Smith, on foot, turn right and go past the bus station and follow the road round to the right along past the Library. Approximately 100 yards along is No. 13 Windsor Terrace. See also location plan.

Tenure: The property is held on the residual term of a 999 year leasehold. No ground rent is payable but there is annual service charge which stands at £660 for 2025. This charge covers communal issues including insurance. The lease prohibits the keeping of birds and dogs and also bars holiday letting.



Services: The property is connected to mains supplies of water, gas, electricity and drainage. The property has gas central heating from a combi-boiler located in a cupboard within the living room.

Council Tax Banding: The flat is banded A for council tax. Approx. £1,522 for 2024/5. North Yorkshire Council. Tel 01723 232323.

Local Authority: North Yorkshire Council. Tel 0300 1312131

Post Code: YO21 1ET

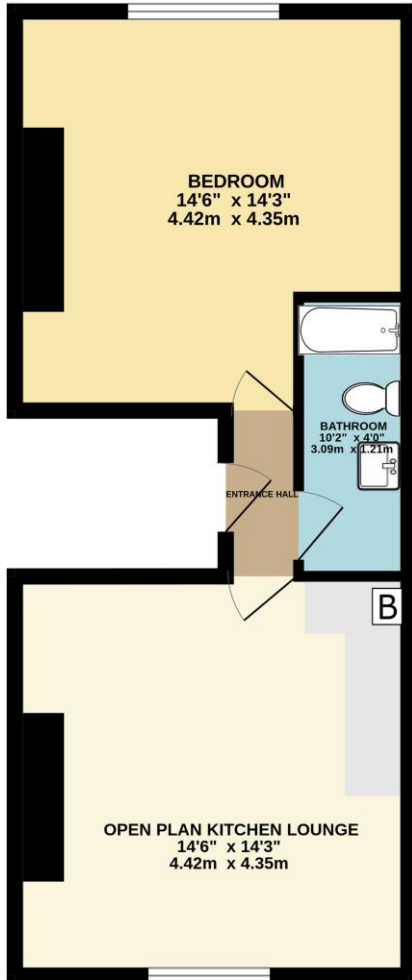
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

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.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 435 sq.ft. (40.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Call us for a free appraisal of your property if you are considering selling



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