



# RICHARDSON & SMITH

Chartered Surveyors

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## 9 TURNBULL COURT, WHITEHALL LANDING

*Whitby Town Centre approx. ½ mile*



**A WELL-PRESENTED, SPACIOUS, 2 BEDROOM APARTMENT, SET OVERLOOKING WHITBY MARINA. WITH ALLOCATED PARKING, THIS MODERN DEVELOPMENT IS A RELATIVELY SHORT, LEVEL WALK FROM THE TOWN CENTRE AND THIS PROPERTY HAS BEEN A SUCCESSFUL HOLIDAY LETTING.**

Allocated Parking Space and Visitor Spaces. Communal Entrance, Stairs / Lift and Landing. Entrance Hallway, Living Room with Kitchen, 2x Double Bedrooms, Shower Room, Box Room.

**Guide Price: £255,950**

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### **PARTICULARS OF SALE**

Lying at the southern end of Whitby harbour, Whitehall Landing is a development of flats and houses that were built on the former Whitehall Shipyard in 2003 and has proven perennially popular since as both homes and holiday letting properties. Turnbull Court is a block of apartments set on the water's edge.



From the car park a communal entrance door opens into a hallway with both staircases and a lift giving access to the second floor landing, where Apartment 9 lies.

The entrance door for the apartment opens into a hallway with a laminate floor and doors opening off to all the rooms, including opening to a box storage room housing the hot water cylinder and storage racking plus a base kitchen unit, used as landlord's storage as a holiday letting.



Living room including a fitted, modern white kitchen suite at the rear of the room providing all the normal amenities, a dining area in the middle of the room big enough for a table and 4 chairs; the sitting area offers views over the river from the glazed double doors with a Juliet balcony. Views from here look down the length of the harbour over the marina.



The master bedroom is a generously proportioned double room with a wide window facing west over the river.



The shower room is fully tiled and fitted with a white suite including a huge shower cubicle, a WC with concealed cistern and a wash hand basin. Extractor fan and heated towel rail.



The second bedroom is also double sized but has been furnished with twin single beds and has a window facing onto the courtyard in the centre of the development.





There is allocated parking for the apartment and a number of unallocated spaces for visitors. Within the grounds of the development is a play area for children and a pathway leads down the riverbank. There are boat moorings (tidal) associated with the development which are available for an additional fee.



## GENERAL REMARKS AND STIPULATIONS

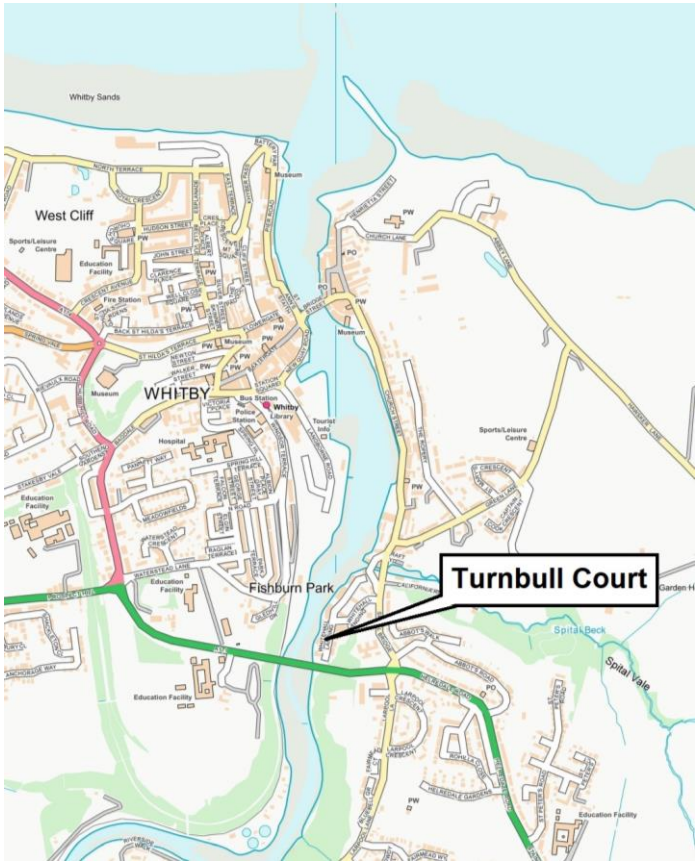
**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Method of Sale:** The property is offered for sale by negotiation, and the contents of the property can be made available if the buyer require it.

**Services:** The apartment is connected to metered mains water, electricity and drainage. The property has electric storage heaters and immersion heated hot water.

**Directions:** From the town centre, head over the swing bridge onto the east side of the river Esk and then follow Church Street down the side of the harbour towards the newer high level bridge. As the road starts to rise up you will find the entrance to Whitehall Landing on your right hand side. Drive down into the development and turn left at the bottom. Turnbull Court then lies on your right and No.9 has a dedicated parking space. The property lies on the second floor within the building. See location Plan.

**Post Code:** YO22 4FJ



**Council Tax:** Similar properties in this building as designated Band 'B' approx £1,776 for 2024-5. North Yorkshire Council. Tel 01723 232323

**Tenure:** Leasehold with the residual of a 997 year initial term. A service charge of approx. £ 467.83 per quarter covers communal maintenance and insurance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	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.*





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