

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

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APARTMENT 8, PEMBERTON HOUSE STATION AVENUE, WHITBY

Whitby town centre approx. ½ mile



A 2 BEDROOM, FIRST FLOOR FLAT IN THIS PURPOSE-BUILT BLOCK, STANDING IN A CUL-DE-SAC, A SHORT DISTANCE FROM THE AMENITIES OF THE TOWN CENTRE. WITH ITS PRIVATE PARKING SPACE AND CONVENIENT LOCATION FOR ACCESS INTO OR OUT OF TOWN, IT COULD BE AN IDEAL FIRST OR SECOND HOME.

Accommodation:

Communal entrance hall & stairs to communal first floor landing.
Hallway, 2 Double Bedrooms, Bathroom, Living Room and Kitchen. Store Cupboard.
Dedicated Parking Space and Shared Garden.

GUIDE PRICE: £175,000



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PARTICULARS OF SALE.

A well-presented, 2 bedroom, first floor flat, standing in this purpose built block. Lying on a cul-de-sac around half a mile west of the town centre, Pemberton House is one of a pair of blocks of flats built around 23 years ago. This is a location within walking distance of the cliff top and access down to the beach, as well as being within striking distance of the town centre.

Approached from the front, a glazed communal entrance door provides access to...

Communal Entrance Hall: This houses the letterboxes and the staircase for the first floor, where a door provides access to an inner hallway. From this first floor hallway an entrance door opens into apartment 8.

On opening the front door to apartment 8, we enter...

Entrance Hallway: The L-shaped entrance hallway houses a night storage heater and has the entry phone system. From here, doors open into...

Living Room: 14'7 x 10'0 The living room has a uPVC double glazed window to the front aspect with a TV/satellite/FM aerial point. There is a night storage heater and at the back of the living room an archway leads through into ...

Kitchen: 9'11 x 5'9 The kitchen has a uPVC double glazed window to the rear, which overlooks the communal garden, and is fitted with a smart modern suite of mat grey cabinets with integral appliances including an electric oven with hob and concealed cooker hood, a stainless steel sink and a fridge freezer. There is also a point for an automatic washing machine. The kitchen features laminate worktops, a laminate splashback, and under unit lighting.



Bedroom 1: 10'10 x 9'1 The main bedroom has a uPVC double glazed window to the front aspect and a night storage heater.

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Bathroom: 7'9 x 5'9 The bathroom has a uPVC double glazed window to the rear aspect, part tiled walls and is fitted with a white suite comprising a panel bath with mixer taps and shower hose, plus glass shower screen. There is a pedestal wash basin and a low flush WC, electric heated towel rail and an extractor fan.

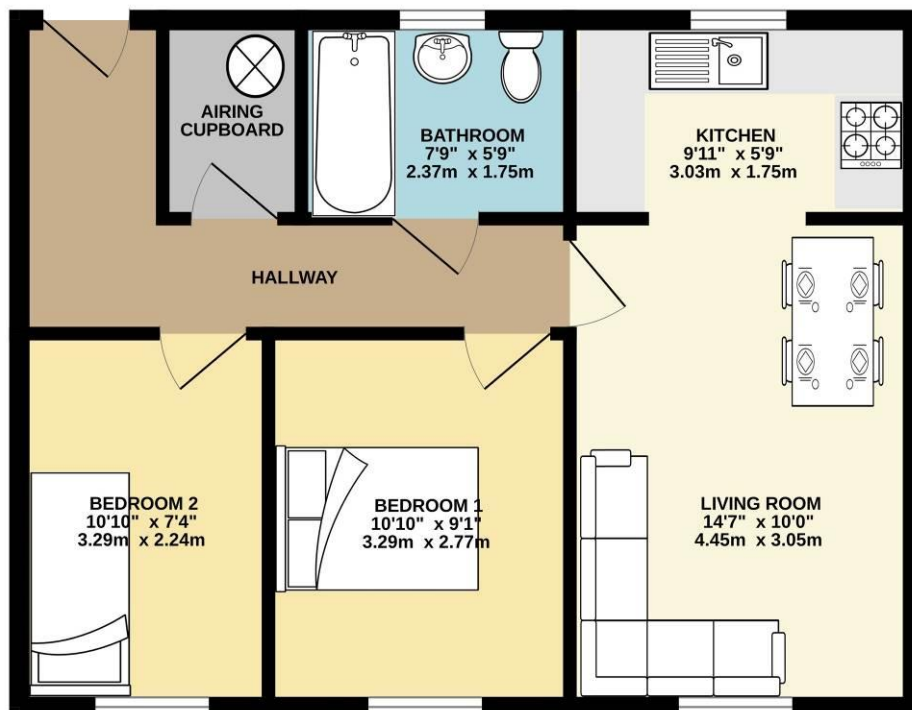


Bedroom 2: 10'10 x 7'4 The second bedroom has a uPVC double glazed window to the front aspect and an electric convactor heater.

Store / Airing Cupboard: 5'9 x 4'0 This walk-in cupboard houses the Heatrae Sadia Megaflow hot water cylinder and the electric consumer panel as well as offering useful storage.

Outside

To the front of the building is a designated parking space for apartment 8. The gardens / grounds around the property are communal.



TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 making an appointment to view this property.

Directions: From our offices, head back out of town along Bagdale turning right at the roundabout and head up Chubb Hill. At the next roundabout take the second exit past the garage and then turn left at the next roundabout onto Station Avenue. Follow the road round to the right and Pemberton House is on the left-hand side. See also location plan.

Tenure: Leasehold. The lease is for 999 years set up in 2002. Service charge for 2025 is £237 per quarter including building insurance and ground rent of £20 per annum.

Services: The property is connected to mains water, electricity and drainage. Heating is via electric storage heaters. Pressurised hot water is supplied from a Heatrae Sadia Megaflow hot water cylinder.

Council Tax Banding: 'B' £1,776 payable for 2024/5 (verbal query only) North Yorkshire Council Tel 01723 232 323.

Post Code: YO21 3DJ

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 79 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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