



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## 48 FAIRWAYS COURT, UPGANG LANE, WHITBY

*Whitby town centre approx. ½ mile*



**A TWO BEDROOM SECOND FLOOR FLAT, WITH EN-SUITE FACILITIES, IN THIS PURPOSE BUILT, RETIREMENT DEVELOPMENT SITUATED ON THE EDGE OF TOWN. CLOSE TO THE CRICKET FIELD AND A SHORT DISTANCE FROM THE SHOPS ON THE PARADE AND THE WALKS ALONG THE TOP OF THE WEST CLIFF THE SCHEME IS DESIGNED FOR OLDER BUYERS, WHO MUST BE OVER 60 YEARS OLD AND HAS COMMUNAL FACILITIES, ALONG WITH A 24 HOUR WARDEN SERVICE.**

Accommodation:

Communal Facilities: Entrance Hallway, Lounge, Visitor Suite, Laundry, Lift, Gardens and Parking  
Private Accommodation: Hallway, Bedroom with En-Suite, Double Bedroom, Store, Bathroom, Living Room, Kitchen.

**Guide Price: £235,000**

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

## **PARTICULARS OF SALE**

This is a modern, self-contained, 2 bedroom second floor flat, positioned on the westerly wing of the building with windows facing south.

These flats are specifically designed for older residents and a covenant restricts occupation of the properties to mature residents. There is a house manager and care-line facility available 24 hours a day, 7 days a week, for peace of mind.

Lifts give level access throughout the building. Although only a two bedroom apartment, there are guest suite facilities available on the site. Other facilities include communal gardens, lounge and laundry. There is also private parking available on a first come, first served basis.

Approached from the car park, the main front doors open into an entrance vestibule, with further doors leading into...

**Communal Entrance Hall:** The communal entrance hall has access to the communal lounge area, the lifts and other amenities. Apartment 48 lies on the second floor, accessible via the stairs or by lift and, is positioned close to the stairs

### **Apartment 48**

Apartment 48 is a generously sized flat and one of only two in the building that has two double bedrooms, one with en-suite facilities as well as a house bathroom which make it ideal for visiting guests

From the communal first floor landing an entrance door opens into ...

**Hallway:** A useful hallway with 2 recessed cupboards for storage and housing the electric hot water system, the consumer unit meters for the electric etc. The hallway itself has a panel for the alarm system, door entry panel and a night storage heater. From here, doors lead to...



**Living Room:** The living room itself has uPVC double glazed window, focal central false fireplace, ENSH and double doors into the.....



**Kitchen:** An irregularly shaped room, the kitchen has a uPVC double glazed window to the side and is fitted with a range of wall and base units comprising cupboards and drawers under laminate worktop, with an inset, stainless steel sink unit. The kitchen has a wall mounted electric fan heater, part tiled walls and the integrated appliances include an electric oven and a hob with a cooker hood over.



**Bedroom 1:** A generous double bedroom with a uPVC double glazed window to the side and built-in mirrored wardrobes. Off this room is the....

**En-Suite Shower Room:** Again with tiled walls, an extractor fan, a wall mounted electric fan heater and an electrically heated towel rail. The suite itself comprises a high level WC with a dual flush, low level cistern, a vanity unit with inset basin and a walk-in shower cubicle with a warm air body dryer.





**Bedroom 2:** A spacious double bedroom with a uPVC double glazed window to the front and night storage heater. There are built-in wardrobes with folding mirror fronted doors.

**Bathroom:** The internal bathroom has tiled walls, an extractor fan, a wall mounted electric fan heater and an electrically heated towel rail. Set above the sink is a shaver light unit and the suite itself comprises a WC with a dual flush, low level cistern, a vanity unit with inset basin and a panel bath with a thermostatic shower over and a shower screen.



### Communal Facilities

**Communal Lounge:** Comfortably furnished and having a kitchen with a range of units and tea & coffee making facilities.

**Laundry:** Having a range of washing machines and separate dryers, which are raised for easy loading and unloading.

**Guest Suite:** Having an en-suite shower room, television, tea & coffee making facilities and double glazing

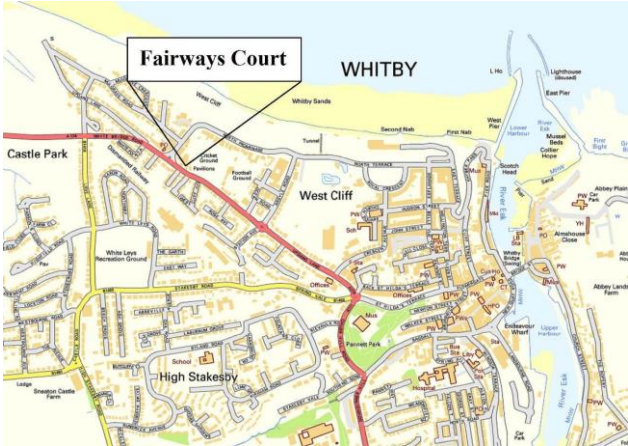
**Outside:** There are communal gardens with seating areas. Parking is available on site.

**Emergency Call:** There are emergency pull cords throughout the apartment which connect to 'Care Line' who can contact paramedics, fire brigade etc.

**House Manager:** The House Manager can confirm the services and facilities available on site. Tel: 01947 606223.

### 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.



**Directions:** From our offices, head back out of town towards Sandsend along Uppgang Lane and Fairways Court lies on your right hand side, adjacent to the cricket ground. See location plan.

**Services:** The apartment is connected to mains water, drainage and electricity. Heating is provided by electric night storage heaters.

**Council Tax Banding:** Band 'C' approx. North Yorkshire Council. Tel 01723 232323.

**Tenure:** We are advised that the property is held leasehold. There is an age restriction of 60 years for a single person or an average of 55 years for a couple. We are informed that the property is subject to a 125 year lease and that the current six months service charge is £2677.49 and the ground rent is £460 per annum.

**NB. Occupants at these properties should be capable of living an independent lifestyle.**

**Council Tax Banding:** 'C' approx. £2,029 payable for 2024-25 (verbal query only).

**Post Code:** YO21 3JY

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 83 B      |
| 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.



SECOND FLOOR  
815 sq.ft. (75.7 sq.m.) approx.

