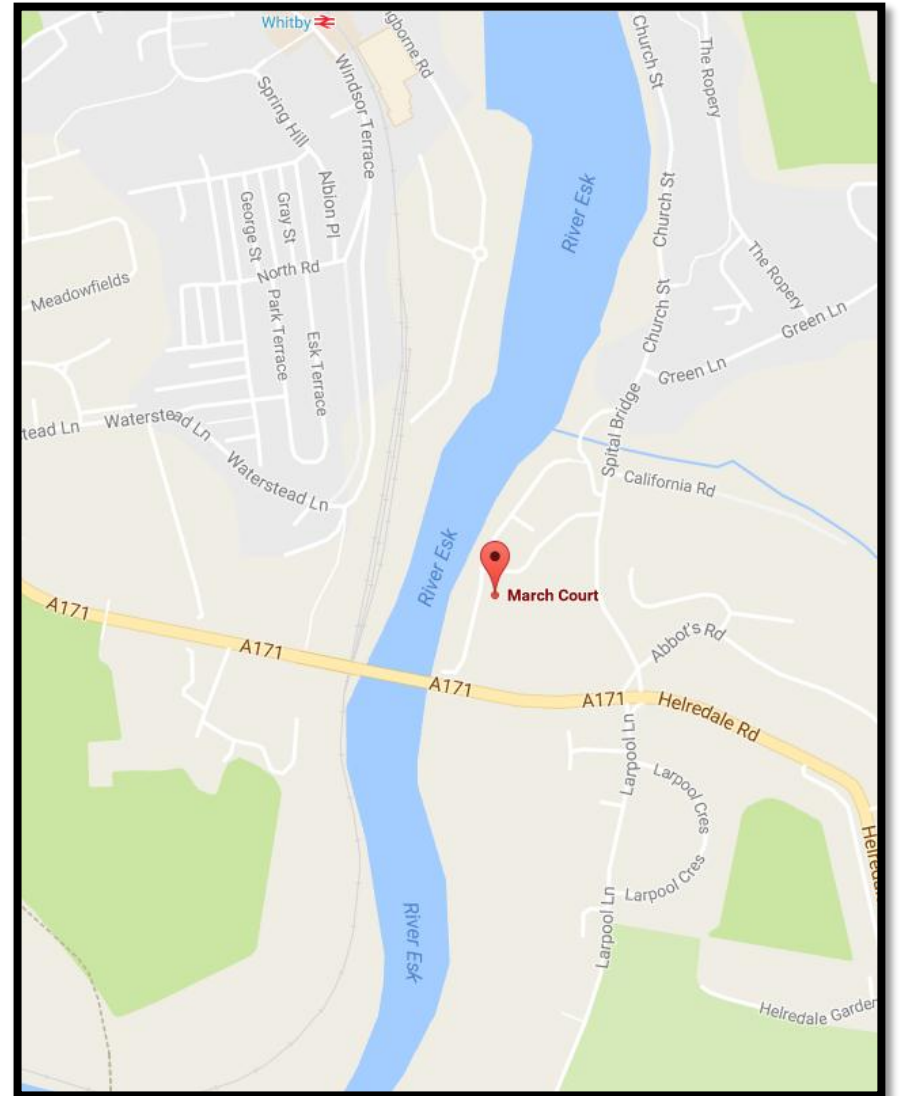
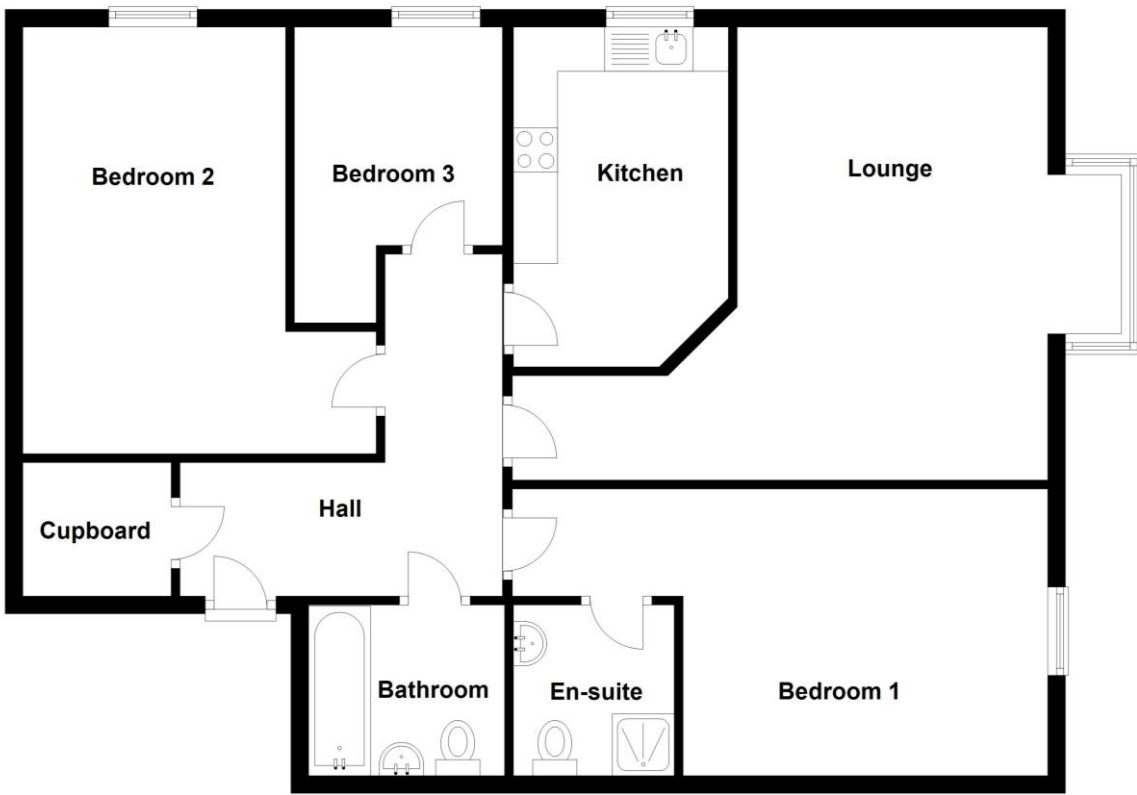


15 MARCH COURT, WHITEHALL LANDING WHITBY YO22 4FN



HENDERSONS



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISEDDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

15 MARCH COURT, WHITEHALL LANDING

WHITBY YO22 4FN

DESCRIPTION

Whitehall Landing remains a very popular development and with its harbourside location, lovely communal outside space and designated parking - it is not hard to see why. We are delighted to present to the market this incredibly spacious 3 bedroom, 1st floor apartment located within 'March Court' which is a block situated in the centre of the development.

The accommodation briefly comprises an entrance hall, a large cupboard, a bathroom with a modern white suite made up of a bathroom with 'Mira Sport Accent' shower above, a w.c and handbasin, a master bedroom with the benefit of an en-suite shower room, a huge lounge at over 16ft in width, a kitchen with a built-in oven and hob and plumbing for an automatic washing machine and 2 further good-size bedrooms.

The apartment is warmed by efficient thermostatically controlled 'Farho' electric heaters and hot water is provided via a 'Albion' hot water storage unit. There are Chrome heated towel rails to both the bathroom and en-suite shower room. There is double glazing throughout.

There is a designated parking space for this apartment which is valuable commodity indeed. Parking in Whitby is rare and sought-after.

With a telephone entry system and a lift serving all floors this is a property which will appeal to a variety of buyers whether they are looking for a lucrative holiday let, a second home or a permanent residence. The apartment has, until recently, been let out on a long-term rental.

There is a comprehensive management agreement in place. An annual contribution is payable by the owner of each apartment and the management company oversee the upkeep of the communal areas, deal with external repairs to the buildings and maintenance of the internal communal hallways, stairs and lifts..etc..

Call Hendersons to find out more or to book closer inspection.

ENTRANCE HALL / INNER HALL 12' 5" x 12' 9" (3.78m x 3.88m)
LOUNGE 11' 3" x 16' 8" (3.43m x 5.08m)
KITCHEN 7' 8" x 12' 7" (2.34m x 3.83m)
BEDROOM 1 19' 6" x 10' 8" (5.94m x 3.25m)
EN-SUITE SHOWER ROOM OFF BEDROOM 1 6' 0" x 5' 7" (1.83m x 1.70m)
BEDROOM 2 9' 9" x 15' 10" (2.97m x 4.82m)
BEDROOM 3 8' 2" x 8' 1" (2.49m x 2.46m)
BATHROOM 6' 4" x 7' 3" (1.93m x 2.21m)

WHITEHALL LANDING

Located in the very heart of Whitby Whitehall Landing is a modern development located half a mile, a ten minute pleasant harbourside walk, from the very centre of the town. Whitehall Landing boasts outstanding waterside, harbour and Abbey views. This is truly an ideal base from which to explore Whitby. The development boasts communal areas including picnic spots, playareas and harbourside walkways. Each property benefits from an allocated parking space.

MANAGEMENT & MAINTENANCE

There is an annual fee of £1022.96

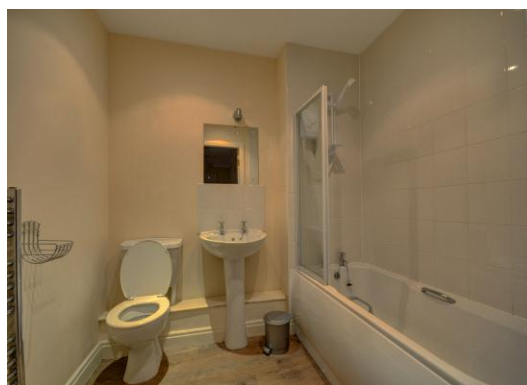
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A washing machine within the kitchen and a wardrobe and chest of drawers within the 2nd bedroom can be included in the sale price if a purchaser wished to have them.

PLEASE NOTE: THIS PROPERTY IS OFFERED WITH VACANT POSSESSION.

- EPC rating: C
- Council tax band: C
- Tenure: Leasehold
- Property Ref: 2053

Guide Price £185,000



Want to book a viewing or know more about this property?

Call our one of our property advisors 7 days a week on

01947 60 26 26 we are open to 7pm through the week.

