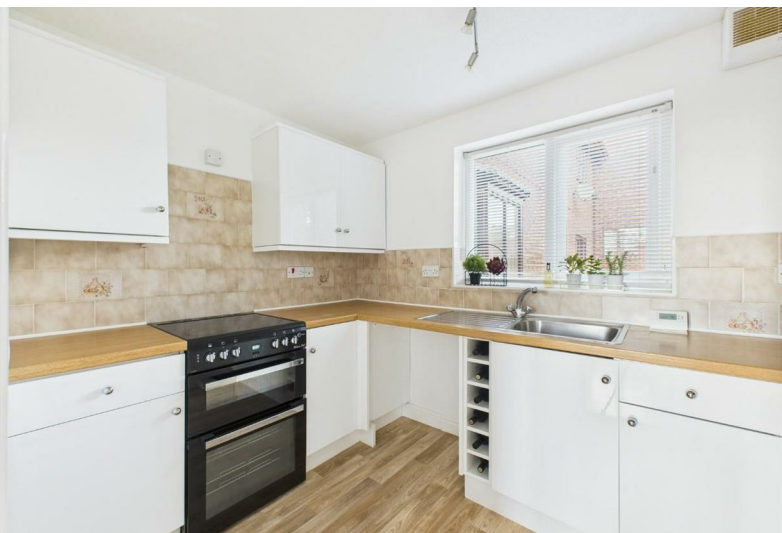
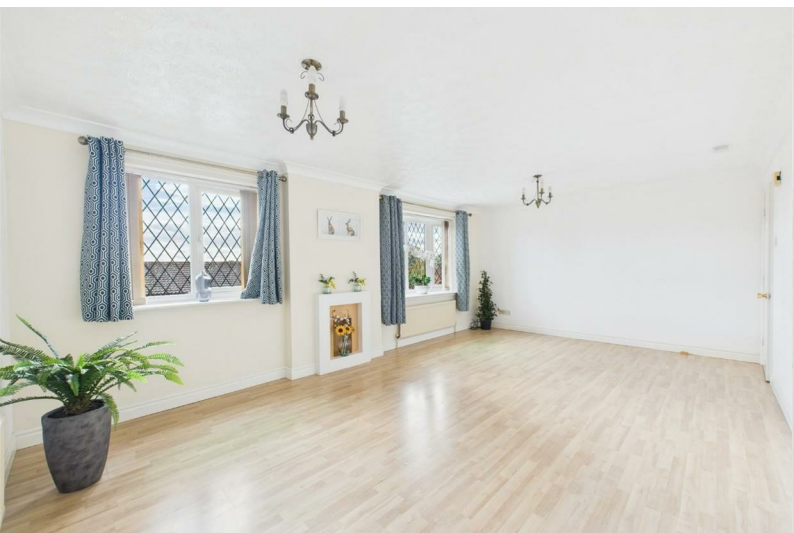
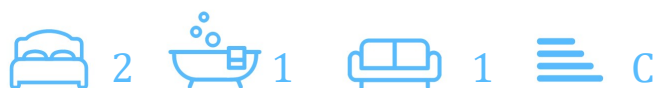




17 Alma Way  
, YO18 7JH

Asking Price £154,950



# 17 Alma Way

, Pickering, YO18 7JH

## Asking Price £154,950



Welcome to this newly renovated luxury ground floor apartment located on Alma Way in the charming market town of Pickering. This delightful property boasts a spacious sitting room, perfect for relaxation and entertaining guests. The apartment features two well-proportioned bedrooms with fitted wardrobes, providing ample space for a small family or professionals seeking a comfortable living environment. The newly fitted kitchen is both modern and functional, equipped with all the necessary amenities to inspire your culinary adventures. The bathroom has also been tastefully updated, ensuring a fresh and contemporary feel throughout the apartment. In addition to the interior comforts, this property offers allocated parking, a valuable asset in today's busy world. Situated in a great location, this apartment is perfect for first-time buyers or those looking to downsize. With its blend of luxury and practicality, this property presents an excellent opportunity to secure a wonderful home in the heart of Pickering. Don't miss the chance to make this stunning apartment your own.

- A stunning and newly renovated apartment in a quiet cul-de-sac
- Allocated parking and communal gardens
- Double glazed and central heating
- Two double bedrooms and a very spacious lounge/diner
- Brand new kitchen and bathroom, carpets and decoration
- Early viewing advised!
- NO ONWARD CHAIN
- Ideal as a starter home, buy to let or for couples or a single person looking for plenty of space

### Communal Entrance

Door leading into the communal entrance area with private door into the apartment. There is access via a rear door which avoids the front steps to the building if required.

### Entrance Hall

Cloaks cupboard, communal entrance, steps.

### Sitting Room/Diner

23'0 x 12'2 (7.01m x 3.71m)

Two UPVC (south facing) front aspect windows, one a lovely bay window, coving, two radiators, TV point. Newly decorated with laminate flooring and feature fireplace (decorative feature only)

### Kitchen

Newly fitted wall and base units, sink and drainer, gas cooker, "combi" ideal boiler, plumbing for washer, part tiled, UPVC rear aspect window and space for fridge freezer.

### Bedroom One

12'10 x 9'2 (3.91m x 2.79m)

Sliding mirror wardrobe, radiator, UPVC front aspect window. Newly decorated with new carpet.

### Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

Sliding mirror wardrobe. Newly decorated with new carpet. UPVC window to the rear aspect and radiator.

### Bathroom

Newly fitted suite with bath with shower and screen, vanity basin, low level WC, heated towel rail, tile effect panels, extractor fan.

### Communal Garden, Parking

Allocated parking area with open plan lawned communal gardens.

### Services

Mains connected to gas, electric, water and drainage

### Council Tax Band B

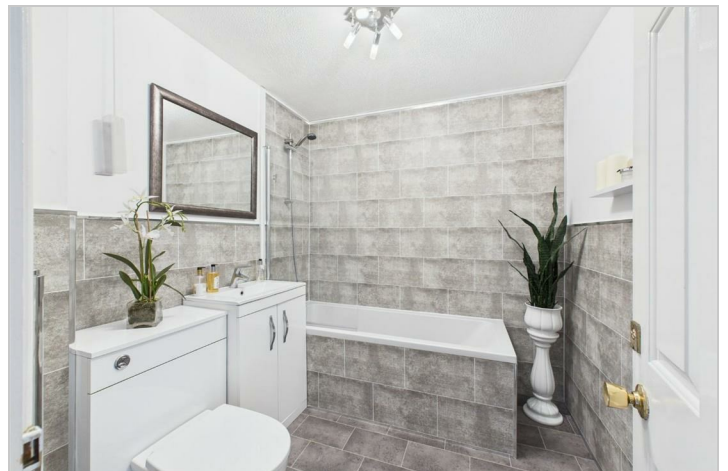


## Pickering

Pickering is a bustling and vibrant market town set on the edge of the North York Moors, and home to the North Yorkshire Moors Railway Station. This town offers plenty of shops and local amenities, as well as having a good primary and secondary schools. Situated between Scarborough, Whitby, Helmsley and a 20 minute drive to the nearby market town of Malton, which offers fantastic transport links for commuters to York, Leeds and London via rail and bus links.

## Lease details

The lease is held until 2179 ( 154 years left )  
Ground Rent £50 p.a. ( and does not increase )  
Management charge £ 42.75 pcm - includes Buildings Insurance, Gardening Maintenance, Exterior Painting.



Road Map



Hybrid Map



Terrain Map



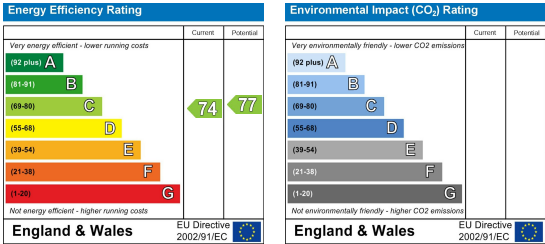
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.