



01947 601301

APARTMENT 2,  
SHIPWRIGHTS  
LODGE

2 BED APARTMENT



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## PROPERTY FEATURES

- Luxury Ground Floor Apartment with Parking
- Open Plan Living with Patio Doors to the Terrace
- High Gloss Kitchen with Integrated Appliances
- 2 Bedrooms & Modern Bathroom Suite
- Modern Gas Central Heating & Double-Glazing
- Currently a Successful Holiday Let that can be Sold Fully Furnished
- Allocated Parking & Private Terrace
- Short Walk into the Town Centre & Beach

Type: **APARTMENT**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **ALLOCATED PARKING**

Outside Space: **TERRACE**

Tenure: **LEASEHOLD**

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APARTMENT 2, SHIPWRIGHTS LODGE - 2 bed Apartment - £225,000



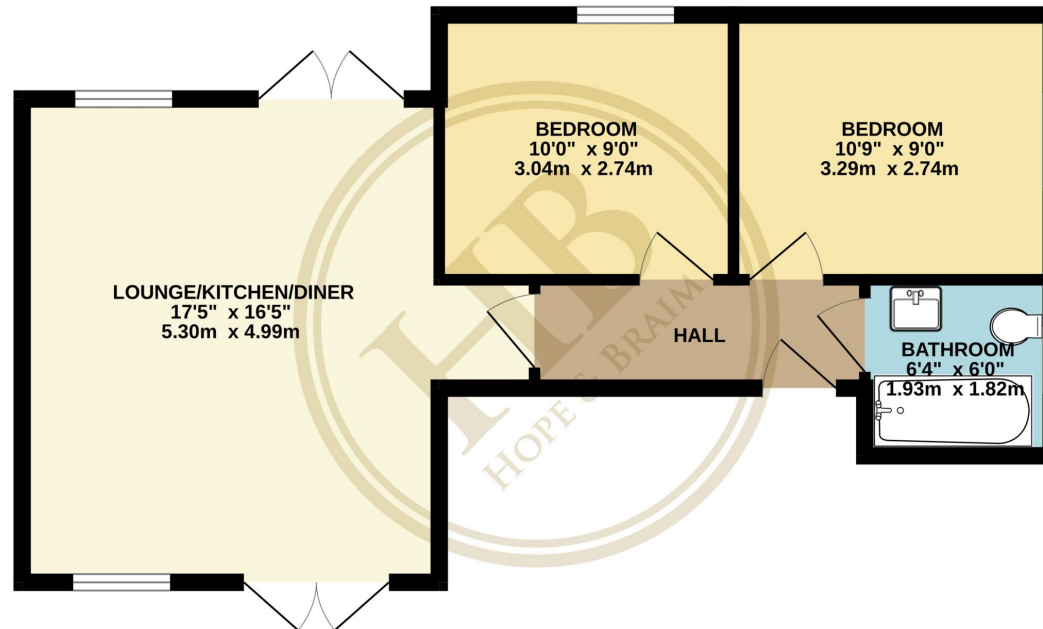


Hope & Braim are delighted to present Apartment 2 Shipwright's on Spa Well Court in Whitby to the market. This luxury apartment is part of a recent development of modern townhouses and apartments that were built by Caedmon Homes in 2020 and have since proved very popular as holiday homes and buy-to-let investments. In the words of the developer "Spa Well Court is built on a three-acre terraced site, that has been carefully landscaped and designed to complement both the surrounding architecture and maritime heritage of Whitby, with terraces linked by stairways designed to reflect the local vernacular". Shipwrights Lodge is a block of apartments sited at the bottom of the development with private parking in front. The apartment is on the ground floor and one of only a few that has its own private terrace off the living space. The living accommodation has everything you could need for a holiday home with an open plan design, comprising a slick modern kitchen/diner and a cosy lounge area with sofas and French Doors through to the terrace. The kitchen has high-gloss cabinetry and integrated appliances plus enough space for a dining table with seating for four. The sleeping quarters consists of two bedrooms furnished as a double and a twin, plus there is a modern bathroom with a white suite, all benefitting from having gas central heating and double-glazing throughout. Currently a successful holiday let this apartment can be sold fully furnished and with management, making for a ready-packaged investment.



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GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

