



01947 601301



## 16 MARCH COURT, WHITEHALL LANDING

1 BED APARTMENT



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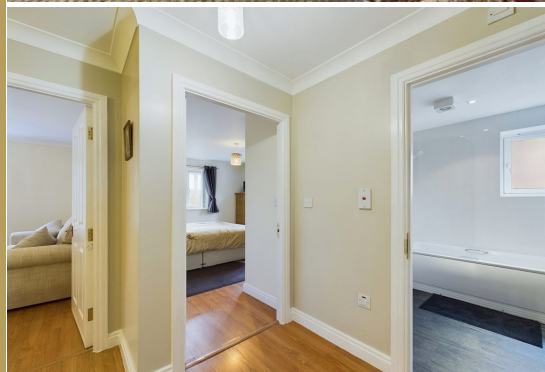
## PROPERTY FEATURES

- Modern Apartment on a Riverside Development
- Open Plan Living with Fitted Kitchen & Integrated Appliances
- 1 Double Bedroom with Wardrobes
- Modern Bathroom with a 3-Piece Suite
- Large Airing Cupboard with Hot Water Tank
- Electric Heating & Double-Glazing Throughout
- Allocated Parking & Visitor Parking
- Comes Fully Furnished & Chain-Free
- 999 Year Lease from 2003 with a Service Charge of £1,094 per year

Type: **APARTMENT**  
Availability: **FOR SALE**  
Bedrooms: **1**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **ALLOCATED PARKING**  
Tenure: **LEASEHOLD**

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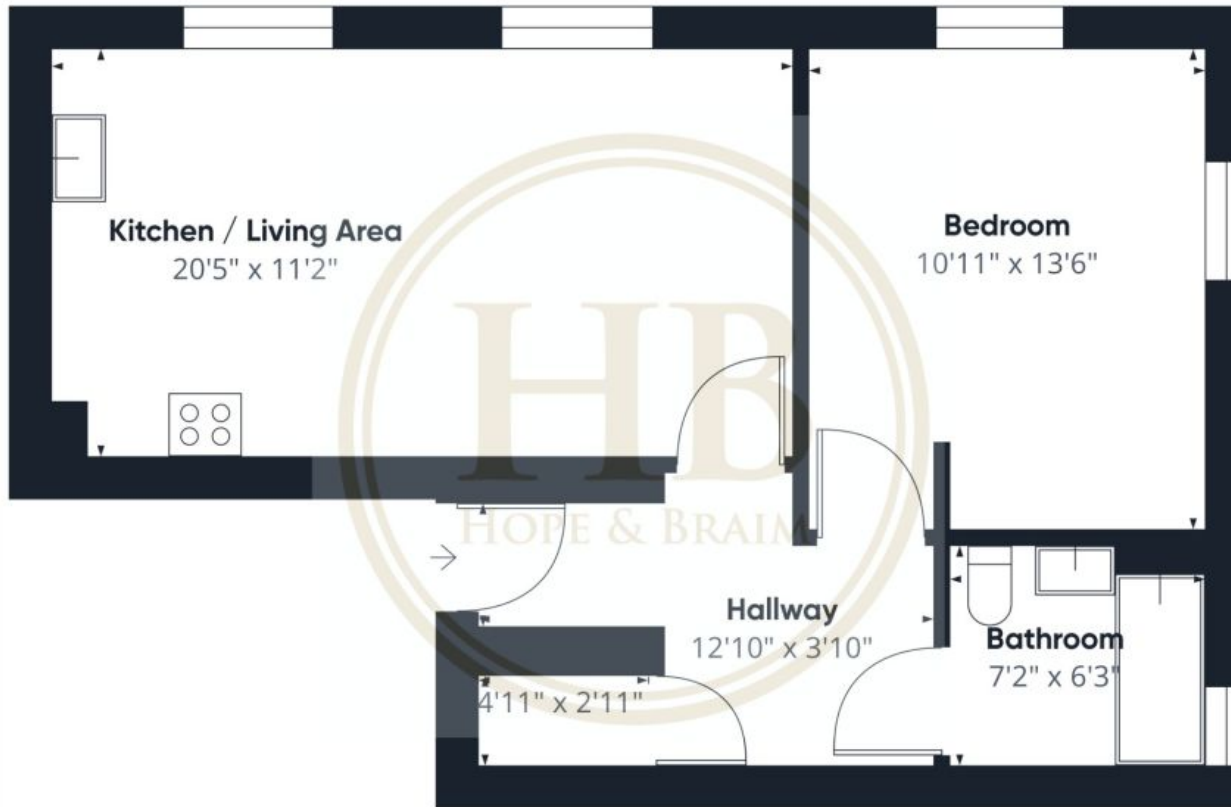
16 MARCH COURT, WHITEHALL LANDING - 1 bed Apartment - £185,000



Hope & Braim are delighted to present 16 March Court on Whitehall Landing in Whitby to the market. A smart apartment with private parking located on a harbourside development in the ever-popular coastal town of Whitby. The Whitehall Landing development was built on a former boat building yard and is a collection of townhouses and apartments. The apartment is on the first floor and is served by a lift and well-lit communal hallways. There is open plan living with a spacious reception room with a lounge area at one end and a kitchen/diner at the other with a fitted kitchen with integrated appliances and two south-facing windows. Off the central hall there is a large airing cupboard that houses the hot water tank and offers additional storage. The bedroom is a double and comes with a wardrobe and matching cabinets, plus there is a modern bathroom with a three-piece suite and a window. The apartment has been well-maintained and benefits from having modern electric heating, double-glazing and being in excellent decorative order. It will also come fully furnished including a sofa bed, sofa, dining furniture and a double bed. The apartment is currently used as a holiday home but would be ideal as either a permanent residence or buy-to-let investment.



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Approximate total area<sup>1</sup>  
521.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. 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.

