



01947 601301



FLAT 4, 24 CRESCENT AVENUE

1 BED FLAT



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## PROPERTY FEATURES

- First floor flat within a Victorian townhouse close to the town centre
- Open plan living with a double bedroom and shower room
- Period features including high ceilings and bay window
- 999 Year lease from 2007 plus a share of the Freehold
- £50 per month maintenance charge
- Lease doesn't allow holiday letting but Assured short tenancies are permitted

Type: **FLAT**  
Availability: **FOR SALE**  
Bedrooms: **1**  
Bathrooms: **1**  
Reception Rooms: **1**  
Tenure: **LEASEHOLD**

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FLAT 4, 24 CRESCENT AVENUE - 1 bed Flat - £95,000

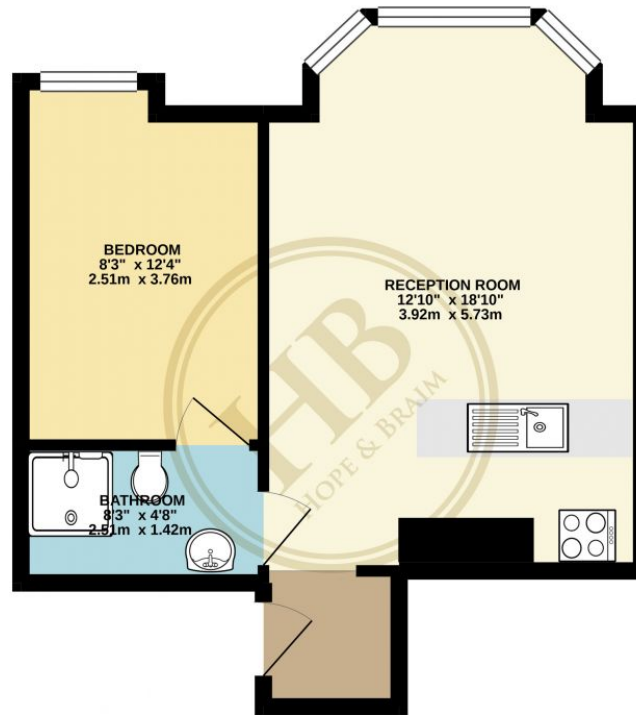


Hope & Braim are delighted to present Flat 4, 24 Crescent Avenue in Whitby to the market. This is a cool little flat in a large Victorian townhouse with a wealth of period features located in a great location for access to the town centre and nearby amenities. The property has been converted into five self-contained flats that share the communal entrance hall with its original tiled lobby and grand oak staircase. Flat 4 is on the first floor and comprises one reception room which has high ceilings and a large bay window that floods the room with plenty of natural light and doubles as a living room as well as a kitchen and an office, a double bedroom, and a fully tiled, modern shower room. The flat has been well-maintained and benefits from having gas central heating throughout. The freehold of the building is shared between the five flat owners, who in turn manage the maintenance and set the fees themselves. There is a restriction on the lease that prevents holiday letting, but assured-short tenancies are allowed, making this suitable as either a buy-to-let investment or as a private holiday home by the coast.



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GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 379 sq.ft. (35.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, screens 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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