



01947 601301



FLAT 15, 19 ROYAL CRESCENT, WHITBY

2 BED APARTMENT



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



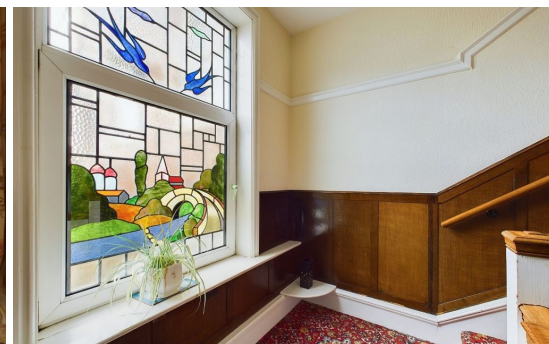
PROPERTY FEATURES

- Apartment with Sea Views & Parking
- Lounge/Diner with Separate Kitchen
- 2 Bedrooms & 1 Bathroom
- Gas Central Heating & Double-Glazing Throughout
- Communal Laundry Room & Gardens
- 999 Year Lease from 2006 and a Share of The Freehold. Service Charge of £1,362 per year
- Restriction on the Lease that prevents Holiday Letting

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Tenure: **LEASEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



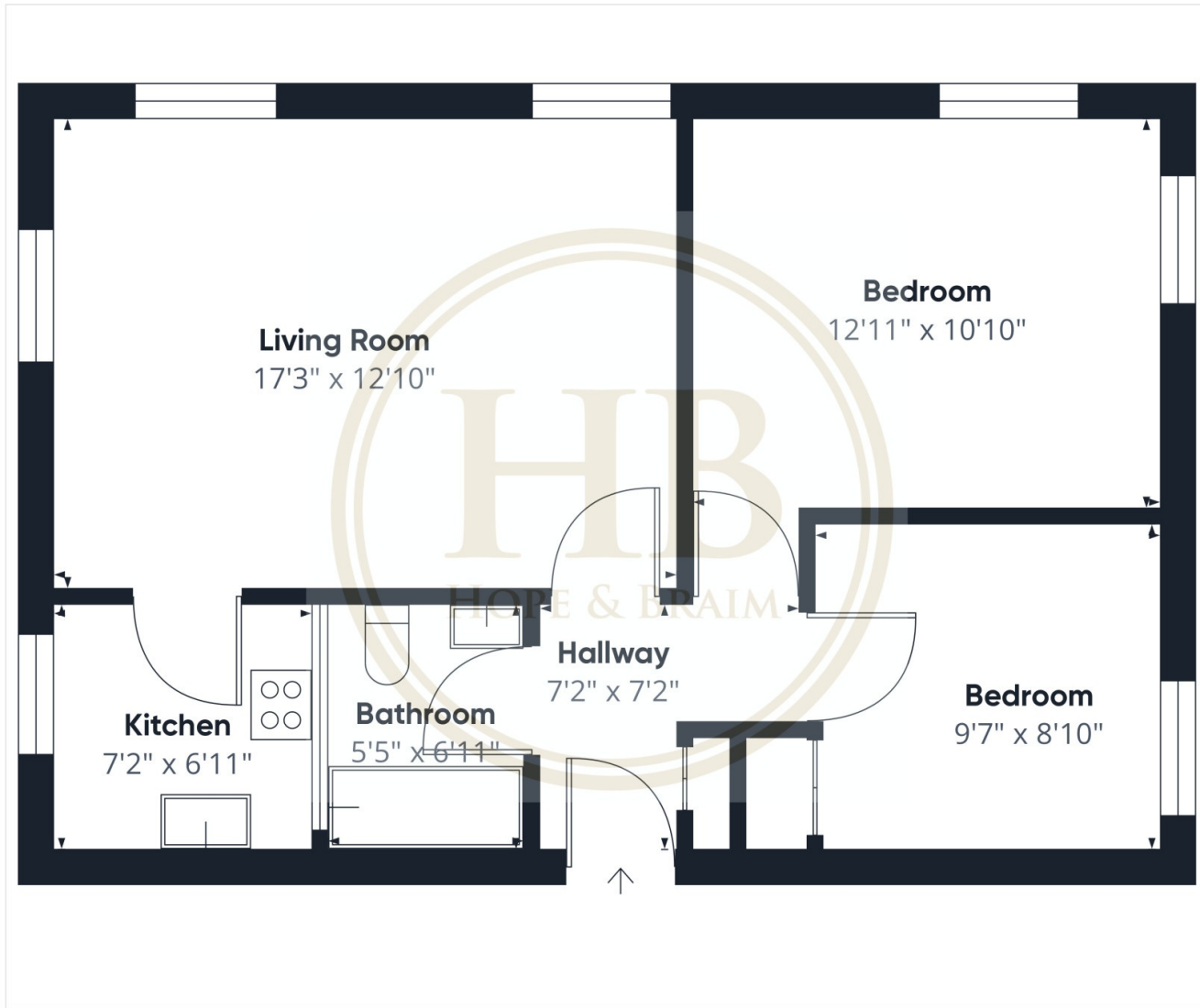
FLAT 15, 19 ROYAL CRESCENT, WHITBY- 2 bed Apartment -£199,950



Hope & Braim are delighted to present Flat 15 at the Princess Royal Apartments, located within a prominent detached building on the iconic Royal Crescent in Whitby. Benefitting from own parking space, sea views & communal gardens. The apartment is on the second floor served by stairs and/or the conveniently located lift. Being positioned to the right and front of the building allows the three large windows in the spacious lounge/diner to flood the room with natural light and offer sought after sea views from the comfort of your chair. Off the lounge/diner is a separate compact kitchen with fitted cabinets and integrated appliances. There are two bedrooms; the large master is dual aspect. Bedroom 2 has a generous built-in wardrobe. The central hall way has a large handy storage cupboard. Bathroom has three-piece suite with bath and overhead shower. The apartment is gas centrally heated and double glazed throughout. This building is managed by the residents who all own a share of the freehold. The building succeeds in offering great communal areas, such as a large shared room on the second floor for extra storage, free to use residents laundry room on the first floor and regularly maintained communal gardens. Please note there is a restriction on the lease that prevents holiday letting.



FLAT 15, 19 ROYAL CRESCENT, WHITBY- 2 bed Apartment -£199,950



Approximate total area⁽¹⁾
602.03 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	78	78
55-68 D		
49-54 E		
35-48 F		
2-49 G		
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.

