



01947 601301



45 FAIRWAYS COURT,
UPGANG LANE, WHITBY

1 BED FLAT



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PROPERTY FEATURES

- Retirement apartment with and residents parking
- A collection of 49 apartments with communal lounge and gardens
- Open plan accommodation with wide openings
- Lounge/diner with separate kitchen having integrated appliances
- 1 double bedroom with fitted wardrobes and a modern bathroom
- 125 year lease from 2006 with a Ground rent £395 and a Service Charge of £2,592 per year which includes maintenance and insurance of the buildings
- Restricted to over 60s or if there is a second person residing with them that second person can be 55 or over

Type: **FLAT**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Outside Space: **COMMUNAL GARDENS**
Tenure: **LEASEHOLD**

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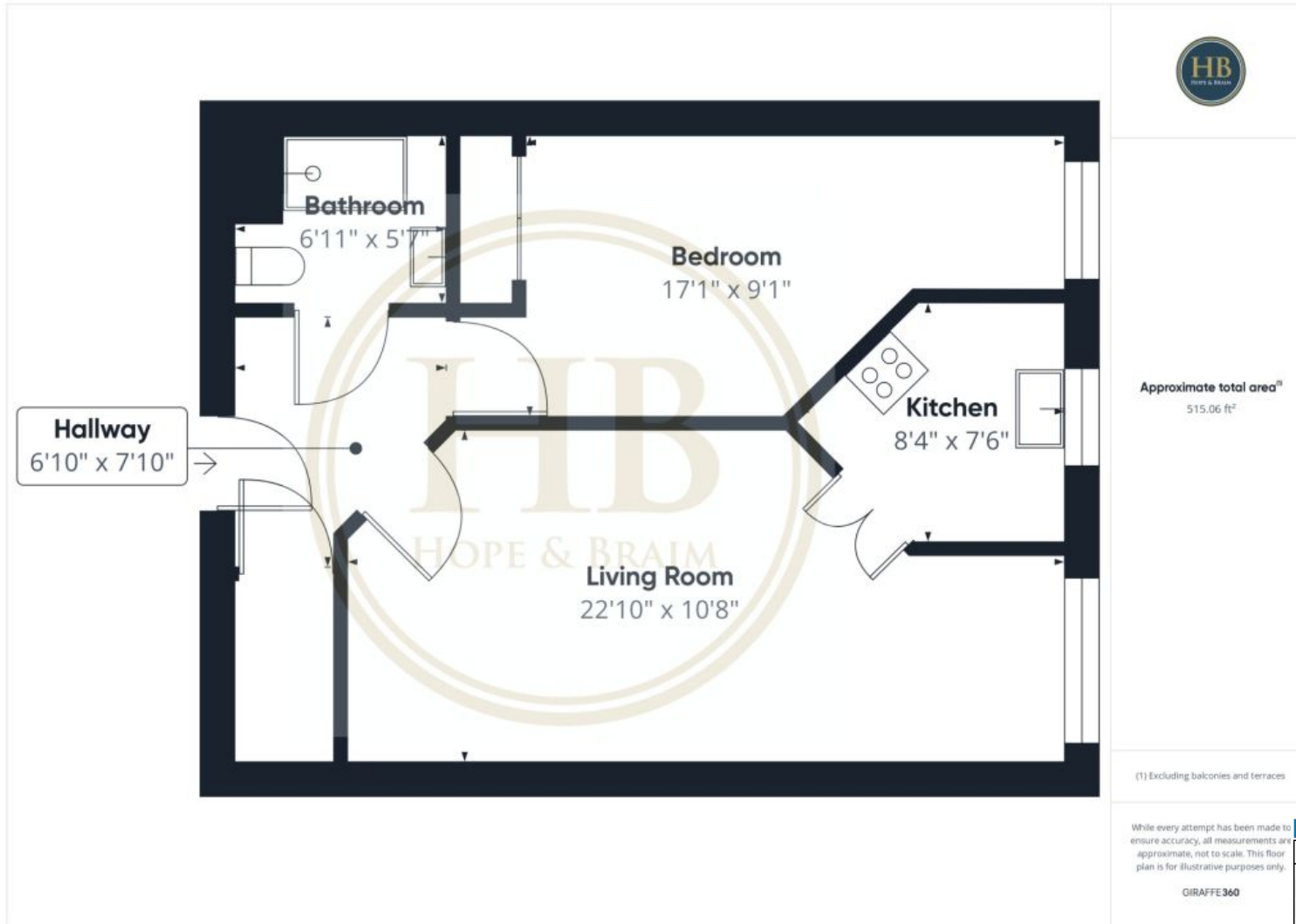
45 FAIRWAYS COURT, UPGANG LANE, WHITBY - 1 bed Flat - £155,000



Hope & Braim are delighted to present 45 Fairways Court to the market. Fairways Court is a collection of retirement apartments with communal gardens and residents parking located within walking distance of local shops and Whitby's Westcliff. Built-in 2006 by McCarthy & Stone this coastal complex was designed for those wanting independent living within a retirement community and having the amenity of communal spaces and optional in-house activities. Apartment 45 is on the second floor which is served by a lift and has the advantage of facing south with views from the living room, kitchen, and bedroom. The accommodation is well planned with easy mobility in mind by having an open plan layout with wide openings. There is a lounge/diner with double doors leading through to a kitchen with integrated appliances, a double bedroom with built-in wardrobes, a spacious bathroom and an entrance hall with a storage cupboard, all benefitting from having modern electric heating and double-glazing throughout. Within the complex there is a communal lounge on the ground floor where residents can if they choose to meet with friends and family and be involved with a wide range of activities. There is also a laundry and a guest suite for visiting family. Outside there are well-maintained gardens which are sheltered and have outside seating so residents can enjoy the sunshine and sea air.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
102-100 A		
91-81 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
	79	81
England, Scotland & Wales	EU Directive 2002/91/EC	



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