



01947 601301



# APARTMENT 3, KENILWORTH HOUSE

1 BED APARTMENT



[WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK](http://WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK)



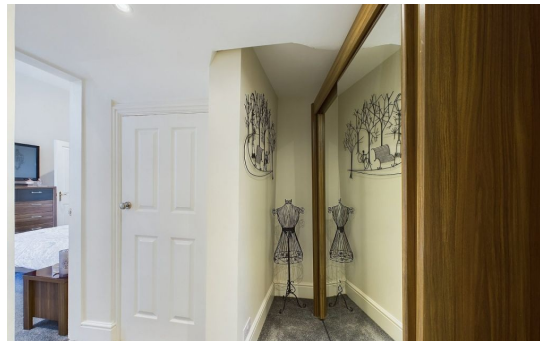
## PROPERTY FEATURES

- Ground Floor Apartment with Sea Views
- Georgian Period Building on Whitby's Westcliff
- Open Plan Living with a Lounge/Diner
- Fitted Kitchen with Integrated Appliances
- 1 Double Bedroom & Modern Bathroom Suite
- Gas Central Heating & Partial Double-Glazing
- Fully Furnished Holiday Let with Bookings
- 999 Lease from 2009 with a Service Charge of £750 (Approx.)

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

**01947 601301**

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



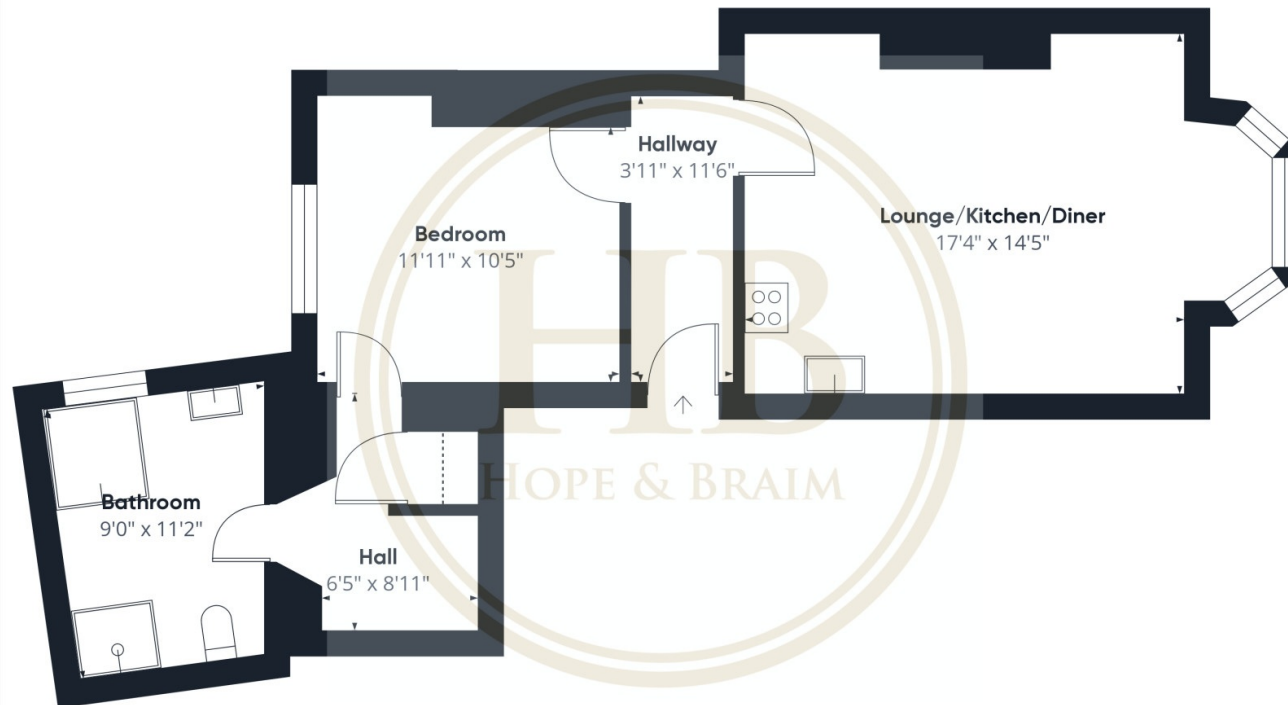
APARTMENT 3, KENILWORTH HOUSE- 1 bed Apartment -£225,000



Hope & Braim are delighted to present Apartment 3 at Kenilworth House to the market. Kenilworth House is a grand Georgian property that stands proudly on Whitby's Westcliff with sea views to the front. The building was formerly a hotel that was converted into seven luxury apartments in 2009 that benefit from having gas central heating and partial double-glazing. Apartment 3 is on the ground floor and has open plan living and one bedroom with a bathroom. The living space has room for a corner sofa and a dining table that sits in the Bay Window and enjoys sea views. The kitchen has a full range of cabinets with integrated appliances. At the rear of the apartment there is a double bedroom with a built-in cupboard and a separate room that leads to the bathroom and has a wardrobe. The bathroom is fully tiled and has a four-piece suite including a luxurious corner bath and a shower. The apartment has been well-maintained and is a fully furnished holiday let that does have forward bookings making it an attractive buy-to-let investment, or it could be a permanent residence for those wanting one-level living on the coast.



APARTMENT 3, KENILWORTH HOUSE- 1 bed Apartment -£225,000



Approximate total area<sup>(1)</sup>  
591.05 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

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.

