



01947 601301



APARTMENT 2, OFFICE GARDEN APARTMENTS

2 BED APARTMENT



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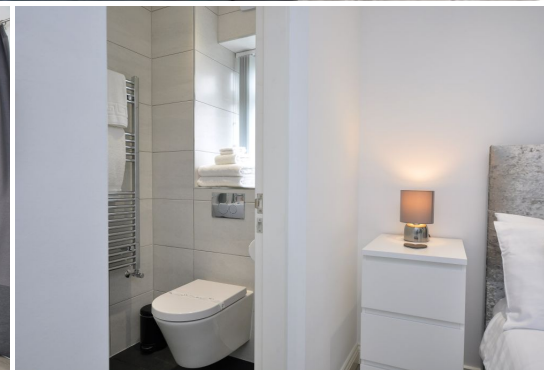
PROPERTY FEATURES

- Luxury Balcony Apartment with Parking
- 750 Sq Ft of Accommodation including 2 Balconies
- Open Plan Living Room with a High-Gloss Kitchen & Breakfast Bar
- 2 Double Bedrooms with French Doors onto a Balcony
- 2 Bathrooms both with Quality Fixtures & Fittings
- Underfloor Heating & Double-Glazing Throughout
- Private Parking for 1 Vehicle directly outside
- Highly Successful Holiday Let that can be sold with Furniture & Bookings

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

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APARTMENT 2, OFFICE GARDEN APARTMENTS - 2 bed Apartment - £325,000

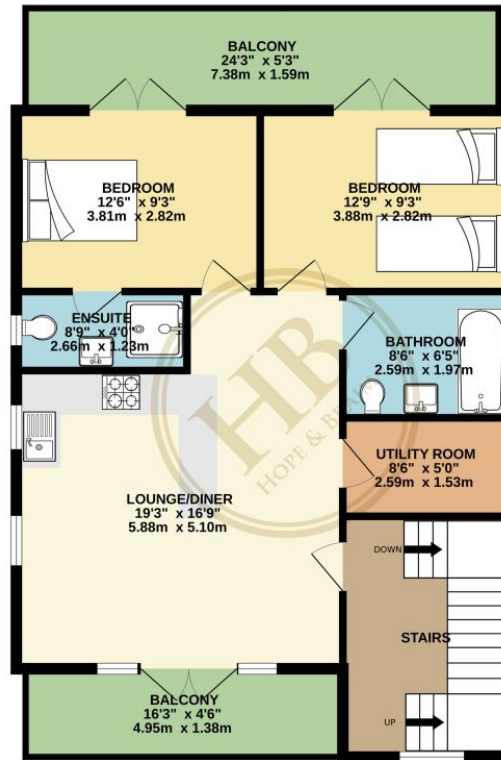


Hope & Braim are delighted to present Apartment 2, Office Garden Apartments in Whitby to the market. This luxury apartment has stylish interiors with a balcony overlooking Pannett Park and private parking, a rare find this close to the town centre. Built in 2019 as one of three self-contained holiday apartments that share the same layout, interior design, balconies to the front, and have allocated parking. The building is a striking piece of architecture with a traditional brick construction under a slate roof and having a glazed front façade with balconies. There is a double garage, which goes with Apartment 1, and a communal entrance on the ground floor with a stairwell to the upper floors. Each apartment spanning the whole floor plus the private balconies. The contemporary design comprises an open plan living room with a lounge area leading out onto the balcony at the front with a modern fully equipped kitchen having high-gloss cabinets with a breakfast bar and highchair seating. There is a separate utility room with fitted cabinets and integrated appliances including a washing machine and dryer. At the back of the apartment there are two double bedrooms with the principal bedroom having an en-suite shower room and there is a second bathroom suite. Both bedrooms have glazed doors that lead out onto the private balcony. The apartment benefits from having modern underfloor heating and double-glazing throughout making them energy efficient and economical to run. Directly outside there is a marked parking bay for one vehicle. The apartment is currently a highly successful holiday let and can be sold fully furnished with bookings in place, making this an attractive investment.



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1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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.
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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.