



01947 601301



## 8 MOUNT SQUARE, WHITBY

2 BED APARTMENT



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## PROPERTY FEATURES

- Apartment with Undercroft Parking
- Upper Floor Apartment with Lift Access
- Lounge & Breakfast Kitchen with Appliances
- 2 Bedrooms & 1 Bathroom Suite
- Gas Central Heating & Double-Glazing Throughout
- Close to Whitby's Westcliff & Local Amenities
- 999 Year Lease from 2003 with a Service Charge of £873 per year
- Pets are permitted but Not Holiday Letting

Type: **APARTMENT**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **ALLOCATED PARKING**

Tenure: **LEASEHOLD**

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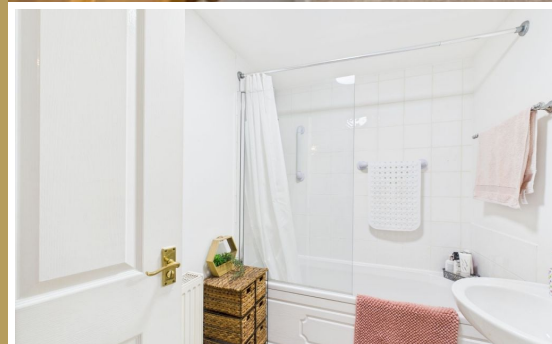
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8 MOUNT SQUARE, WHITBY- 2 bed Apartment -£185,000

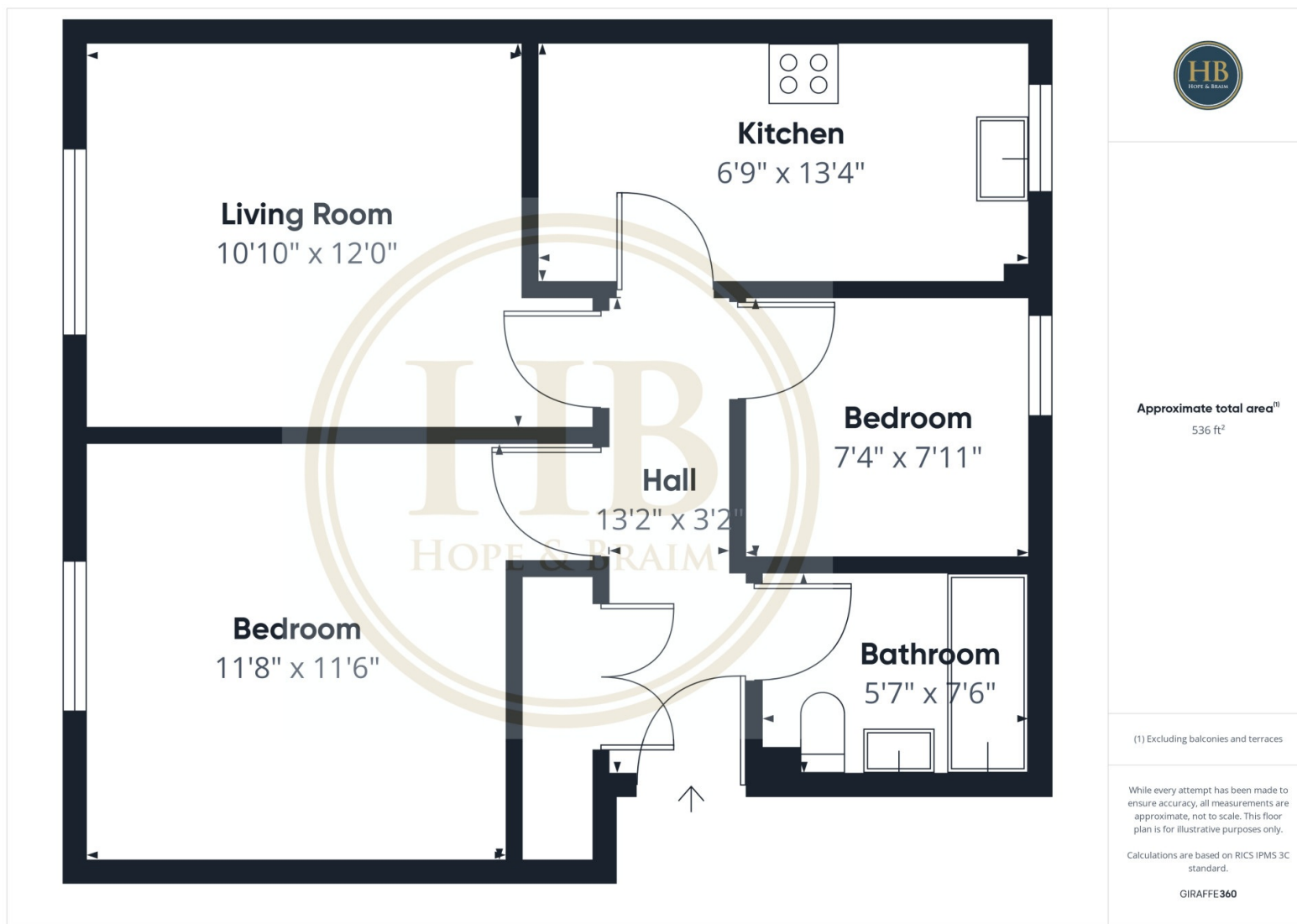


Hope & Braim are delighted to present 8 Mount Square in Whitby to the market. This immaculately presented apartment has the benefit of private parking and is superbly located for access to Whitby's Westcliff and town centre. The apartment is on an upper floor within a purpose-built block of eight apartments that are served by a lift and is part of a small development of apartments and cottages. The apartment has a lounge, kitchen, two bedrooms and a bathroom, all with the benefit of having gas central heating and double-glazing throughout. The lounge is a well-proportioned room with space for a three-piece sofa suite and the kitchen has a good range of fitted cabinets with integrated appliances and a breakfast bar has been installed. There is a double bedroom and a single plus there is a modern bathroom with a three-piece suite comprising a bath with a shower over, a wash hand basin and WC. The private parking is located directly opposite the main entrance to the block and is covered. There is a restriction on the lease that prevents holiday letting but long-term letting and permanent residency are permitted.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Less 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.

