



01947 601301



## FLAT 11, KIRKHAM HOUSE, WHITBY

2 BED FLAT



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## PROPERTY FEATURES

- 53% Shared Ownership with Broadacres Housing Association
- Upper Floor Flat with Allocated Parking
- Open Plan Lounge, Kitchen/Diner
- 2 Bedrooms & Family Bathroom
- Gas Central Heating & Double-Glazing Throughout
- 125 Year Lease from 2009 with a Service Charge Of £615.68 per year
- Subject to a Local Occupancy Restriction & Sole Residency

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

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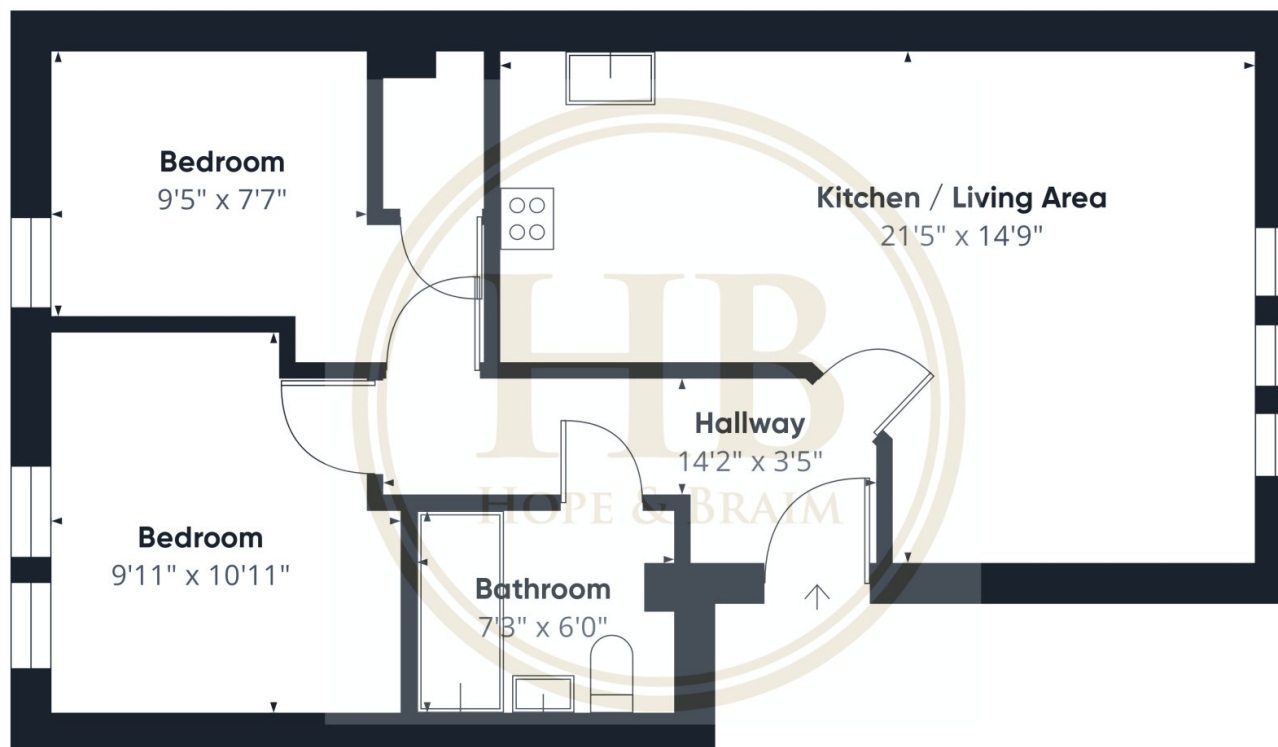
FLAT 11, KIRKHAM HOUSE, WHITBY- 2 bed Flat -£125,000



Hope & Braim are delighted to present 11 Kirkham House on Kirkham Road in Whitby. This modern top floor apartment comes with private parking and is offered at a discounted price to those that qualify by Broadacres Housing Association. The block of apartments was purpose-built in 2009 by Broadacres Housing Association to provide affordable housing principally for local residents of Whitby. The apartment is on the top floor and is not served by a lift. Inside there is an open plan lounge/kitchen/diner with a fitted kitchen that has integrated appliances and a living space large enough to accommodate a sofa and dining table. There are two bedrooms and a modern bathroom suite comprising a bath with a shower over, a wash hand basin, and a WC. The apartment is energy-efficient with the benefit of having gas central heating and double-glazing throughout. To the rear of the building is residents parking with each apartment having an allocated space plus guest parking. There is a 125-year lease from 2009 with a Ground Rent of £125 and a Service Charge of £615 per year. There is no rent to pay on the portion not owned. Any potential purchaser will need to be approved by Broadacres Housing Association and the criteria to qualify is that the purchaser will need to be a resident of Whitby, have a need for low-cost housing, and not own another property.



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

(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                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A                                           |                         |           |
| B                                           |                         |           |
| C                                           |                         |           |
| D                                           |                         |           |
| E                                           |                         |           |
| F                                           |                         |           |
| 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.

