



## 89 Marine Parade

Saltburn-By-The-Sea, TS12 1BZ

**Offers In The Region Of £145,000**



Located within a couple of steps from Marine Parade, with easy access to Saltburn Promenade and Beach, a well appointed and spacious two bedroom ground floor apartment, with views towards Marske and beyond.



Located within a few steps of Saltburn's top Promenade, with easy access to the beach, Town Centre and rail links, an well appointed, two bedroom ground floor apartment. In need of some modernisation, this would make a perfect first time buy or sea-side bolt hole. We are advised that the property is Leasehold, with an initial 99 Year lease commencing in December 2002. This is a restricted lease and no holiday/short term letting is allowed.

Tenure: Leasehold, we are told fees of £35pcm Initial Lease 99 years commencing December 2002

Council Tax Band: A

EPC Rating: D

### Entrance Hall

Communal doorway. Carpet, Stairway to upper floor.

### Living Room 14'3" x 15'2" (4.36m x 4.63m)

uPVC windows to the side aspect, dado rail, column radiator, laminate flooring

### Kitchen 9'5" x 6'10" (2.88m x 2.09m)

Range of wall, base units and drawers, wood effect worktops, stainless steel sink and drainer, electric oven and hob, uPVC window, wall mounted chrome radiator

### Bathroom 11'1" x 6'0" (3.38m x 1.83m)

Panel bath with mixer tap, low level w.c, pedestal wash hand basin with mixer tap, tiled shower with glass screen, chrome radiator

### Bedroom One 19'1" x 7'7" (5.83m x 2.33m)

uPVC window, radiator

### Bedroom Two 12'10" x 9'1" (3.93m x 2.79m)

uPVC window, radiator

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

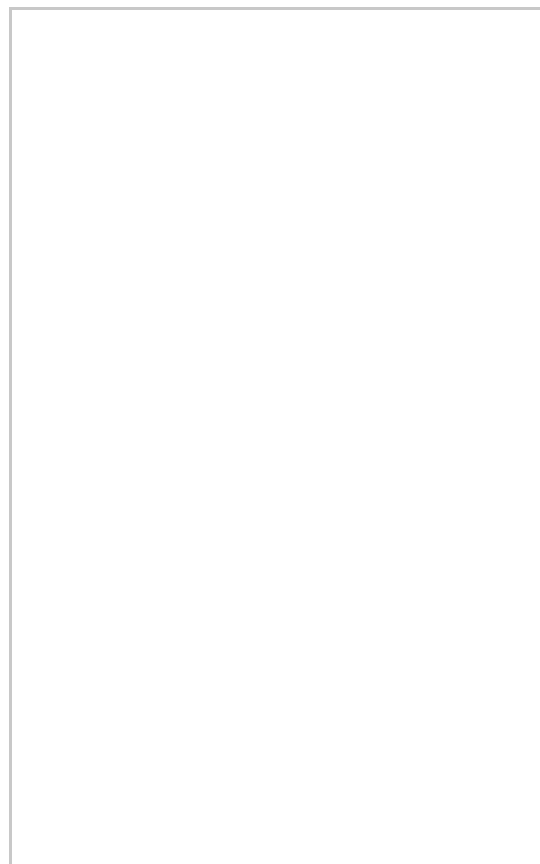
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## Area Map



## Floor Plans



## Energy Efficiency Graph

