



# Inglebys

Estate Agents



## Marine Parade

Saltburn-By-The-Sea, TS12 1BU

**Offers In The Region Of £153,000**



This spacious one bedroom apartment offers a unique opportunity to reside in an iconic Grade II listed building, and is priced to reflect the programme of improvement required to make a perfect coastal retreat



The Zetland is Located on Marine Parade, and is synonymous with Saltburn. This spacious one bedroom apartment offers a unique opportunity to reside in an iconic Grade II listed building, and is priced to reflect the programme of improvement required to make a perfect coastal retreat

As you step inside, you'll be greeted by stunning sea views from every window, creating a picturesque backdrop for everyday living. The apartment is located on the North corner, ensuring you can enjoy the beauty of the sea from the comfort of your home.

Access to this gem is through an impressive staircase in the fantastic communal area, adding a touch of grandeur to your daily routine. For added convenience, a lift is also available, making access to the apartment a breeze.

Tenure: Leasehold, 90 years remaining  
 Charges: We are told Ground Rent £585.00 per annum, Maintenance & Buildings Insurance £1692.09 per annum  
 Council Tax Band: Redcar & Cleveland Band B  
 EPC Rating: C

Although the property is in need of some modernisation, its generous layout provides ample space for you to unleash your creativity and transform it into your dream coastal abode. With parking available for one vehicle, you can rest assured that your convenience is well taken care of.

Don't miss out on the chance to own a piece of history in this sought-after location. Embrace the potential of this apartment and envision the endless possibilities it holds for a comfortable and stylish coastal lifestyle.

**Entrance Porch**

With Original Wooden Door

**Communal Hallway**

Access to the apartment from either the rear parking bay or the grand front entrance will bring you to the elegant period hallway, which is extremely well maintained and presented, featuring individual Mahogany and Brass Post Boxes and an elegant fully restored staircase giving access to all floors. Alternatively for added convenience, there is also a lift in situ.

**Entrance Hall 21'1" x 3'9" (6.45m x 1.16m)**

With sash secondary glazed window, recently fitted gas combi boiler.

**Living Room 16'8" x 15'6" (5.08m x 4.72m)**

A bright and airy Living area, with 3 secondary glazed functioning sash windows, radiator.

**Kitchen 10'6" x 9'7" (3.21m x 2.93m)**

Internal kitchen with a range of wall base units and drawers, electric oven and hob

**Bedroom 16'9" x 15'6" (5.11m x 4.73m)**

Spacious bedroom with a range of fitted wardrobes and drawers, secondary glazed sash window with views, radiator.

**Bathroom 10'6" x 6'9" (3.21m x 2.06m)**

In need of refurbishment, blue suite with panel bath, low level w.c, pedestal wash hand basin, extractor

**Externally**

Private Parking Bay

**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.

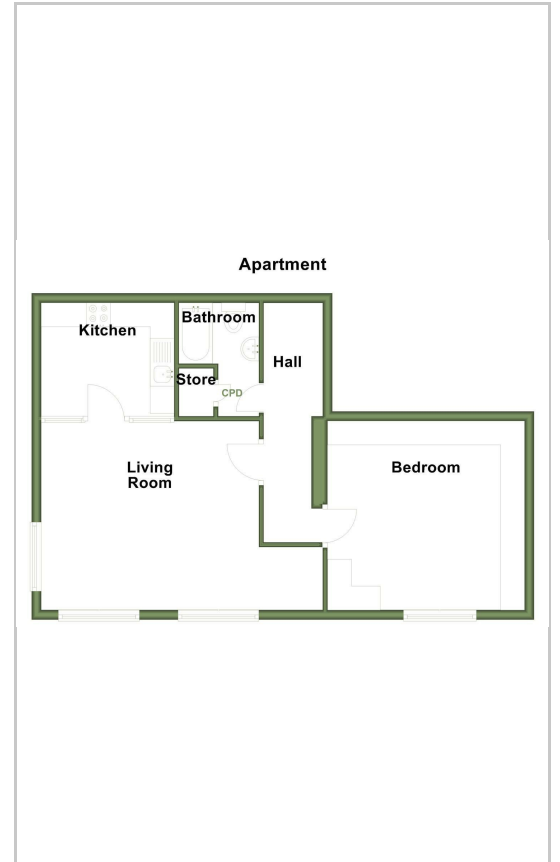
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	81
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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