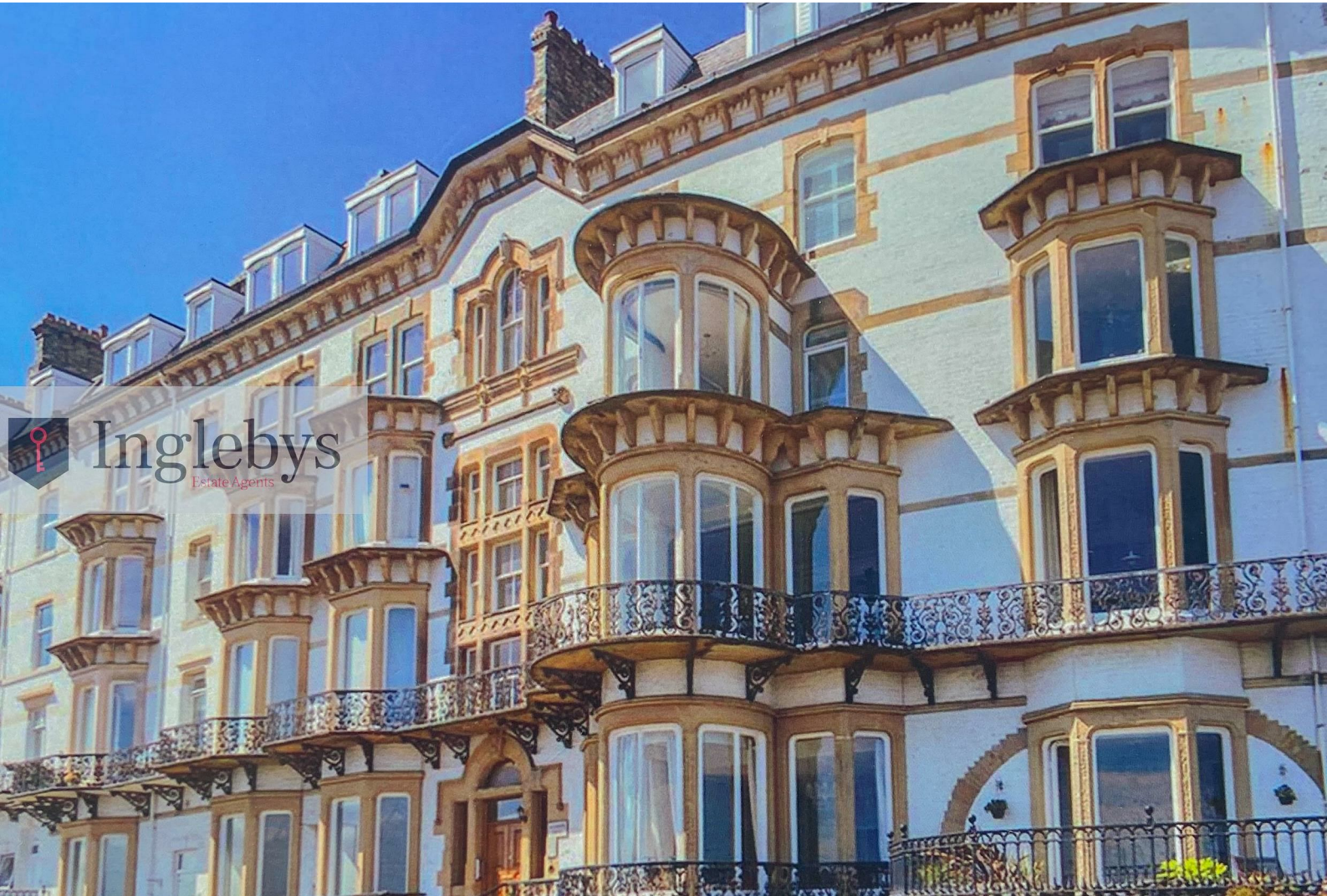




# Inglebys

Estate Agents



## 10 Alexandra House Alexandra House Marine Parade

Saltburn-By-The-Sea, TS12 1EU

**Offers Around £345,000**



Welcome to this stunning apartment located in the iconic Alexandra House on Marine Parade, Saltburn-By-The-Sea. This property boasts not only a prime location but also a charming character.





Upon entering, you are greeted by a reception room that exudes elegance and charm. The apartment features two well-appointed bedrooms, providing ample space for relaxation and rest. With two bathrooms, convenience and comfort are at the forefront of this home.

Comprehensively improved in 2018, this penthouse offers modern amenities and a stylish living space. The lift access ensures easy entry to this top-floor gem, making everyday living a breeze.

Tenure - Leasehold - Share of Freehold 900+ years remaining, £2000 per annum maintenance and insurance, increasing to £3000pa from March 2025 estimated

Council Tax - Redcar & Cleveland C

EPC Rating - C

No Holiday Letting Permitted / Approval required from the Board of Directors for any pets

**Communal Entrance**

Accessed through revolving doors, leading to a staircase giving access to all upper floor, or for convenience, a lift is also available

**Hallway**

Large North facing stained glass window

**Lounge 18'0" x 15'5" (5.5m x 4.7m)**

Boasting window seats offering some of the best views Saltburn has to offer, from the Pier and across to Huntcliff, electric fire in feature surround, radiator, carpet.

**Kitchen Diner 14'4" x 12'8" (4.38m x 3.87m)**

Fitted kitchen with a range of base and wall units, marble worktops, porcelain single sink with drainer, mixer tap. Electric oven and hob, slimline dishwasher, integrated fridge freezer, space for dining table and chairs, large uPVC double glazed window, offering stunning sea and cliff views. Radiator

**Bedroom One 15'8" x 13'11" (4.80m x 4.25m)**

UPVC double glazed window with views, carpet, radiator.

**Utility Room 8'9" x 5'0" (2.67m x 1.54m)**

**Bedroom Two with En-suite 16'9" x 9'10" (5.11m x 3.02m)**

Window with sea views, carpet, fitted wardrobes.

En - suite - low level WC, vanity unit with sink, multi functional shower with glass enclosure.

**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.

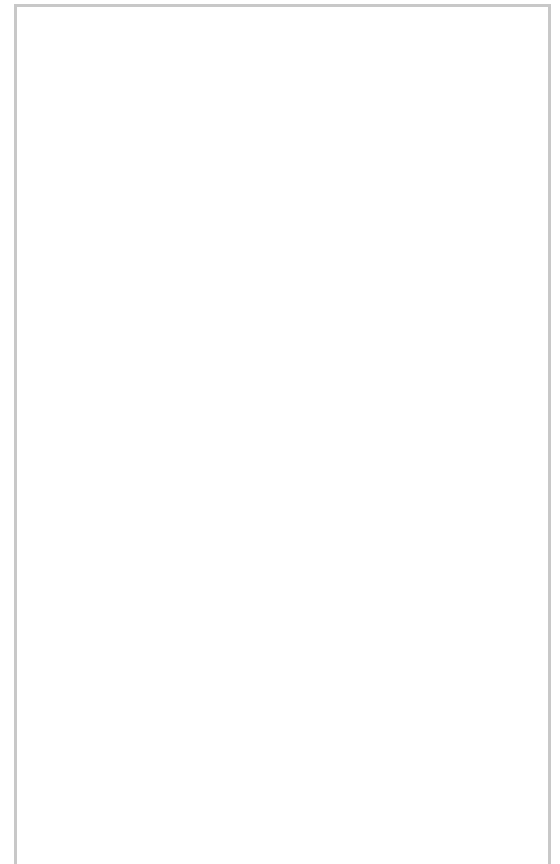
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

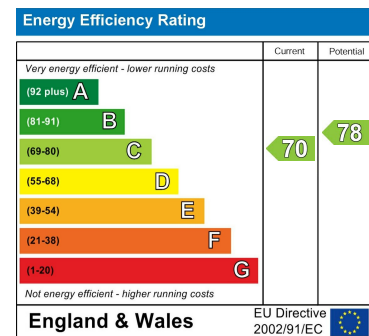
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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.