



# Inglebys

Estate Agents



## 13 The Zetland Marine Parade

Saltburn-By-The-Sea, TS12 1BU

**£275,000**



Welcome to "The Zetland" - a stunning 3-bedroom apartment located in the iconic building with views over Huntcliff in Marine Parade, Saltburn-By-The-Sea.

Upon entering this grand residence, you are greeted by a spacious apartment that offers the perfect space for entertaining guests or relaxing with your family.

The property's prime location not only provides breath taking views over Huntcliff but also offers easy access to the charming seaside town of Saltburn-By-The-Sea.

This apartment is perfect for those looking for a mix of modern living in a historic setting. Don't miss the opportunity to own a piece of history in this iconic building. Contact us today to arrange a viewing and make "The Zetland" your new home!



The Zetland is Located on Marine Parade, and is synonymous with Saltburn. This spacious three bedroom apartment offers a unique opportunity to reside in an iconic Grade II listed building.

As you step inside, you'll be greeted by woodland/countryside views from every window, creating a picturesque backdrop for everyday living.

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 and boasts allocated parking for one vehicle.

Tenure: Leasehold  
Charges: We are told Ground Rent £878 per annum, Maintenance & Buildings Insurance - £2017 paid in March and September Total £4024 p.a.  
Council Tax Band: Redcar & Cleveland Band D  
EPC Rating: C

**Living Room 22'3" x 15'1" (6.80m x 4.62m)**  
3 x Wooden sash with secondary glazing with views over Huntcliff and Saltburn. Feature fire surround, radiator x 2, carpeted.

**Kitchen 12'9" x 6'9" (3.90m x 2.08m)**  
Wood sash to rear, range of wall, drawer and base units, stainless sink with drainer, electric oven and hob, stainless steel extractor hood. Integral fridge freezer, dishwasher. Plumbing available for washing machine. Laminate flooring.

**Bedroom One 15'9" x 11'3" (4.82m x 3.44m)**  
Wooden sash to side aspect, walk-in wardrobe, storage, carpeted, dado rail, ceiling rose, radiator.

**Bedroom One En-Suite 6'5" x 4'10" (1.98m x 1.49m)**  
Shower with glass enclosure, low-level WC, pedestal hand basin, carpeted.

**Bedroom Two 15'3" x 11'9" (4.65m x 3.60m)**  
2 x Wooden sash to rear, radiator, ceiling rose, dado rail, carpeted.

**Bedroom Three 11'9" x 7'1" (3.59m x 2.17m)**  
Wooden sash to rear, storage, dado rail, ceiling rose, radiator, carpeted.

**Family Bathroom 11'5" 7'4" (3.49m 2.26m)**  
Panel bath, pedestal hand basin, low-level WC, radiator, carpeted.

**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.

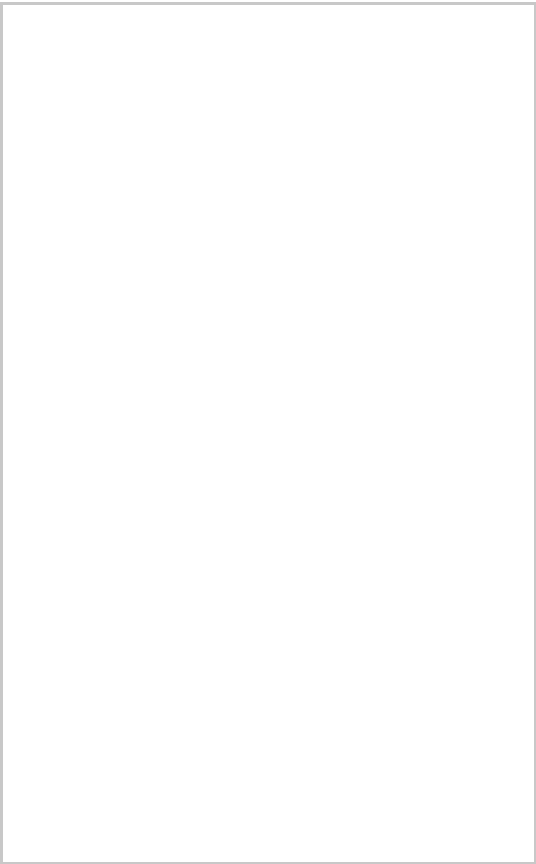
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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Area Map



Floor Plans



Energy Efficiency Graph

