



# Inglebys

Estate Agents



## Regency Buildings

Saltburn-by-the-Sea, TS12 1AG

**£795 Per Calendar Month**



A spacious top (third) floor apartment with views over the Town, countryside & sea. Located directly in the Town Centre, with close access to all amenities & transport links including Saltburn's Train Station.



Council Tax Band: Band-A.

EPC Rating: E-Rating.

**Rental Enquiries**

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

**Communal Hall / Stairwell**

Wooden door to the street. Carpeted. Fire exit to the rear elevation. Stairs continue to the top (third) floor.

**Entrance Hall**

Fire door to the communal stairwell. UPVC double glazed window to the rear aspect. Access to the Hall.

**Hall**

Storage cupboard housing the electric heating system. Carpeted. Hard-wired fire alarm. Radiator.

**Living Room**

Exposed beams. Velux roof windows to the front & side aspects. Radiator. Carpeted.

**Kitchen**

A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl single drainer & mixer tap. Integrated electric fan oven with separate brand-new ceramic hob. Extractor hood. Tiled splash-backs. Breakfast bar. Sash window to the side aspect with views over the town & sea. LED downlighting. Space for under-counter appliances. Radiator.

**Bedroom One**

Velux roof window & sash window to the front aspect overlooking Saltburn's Town Centre & Train Station. Carpeted. Radiator.

**Bedroom Two**

Sash window to the front aspect. Carpeted. Radiator.

**Bathroom**

Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. LED downlighting. UPVC double glazed window to the rear aspect. Part-tiled walls. Vinyl flooring. White towel 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.

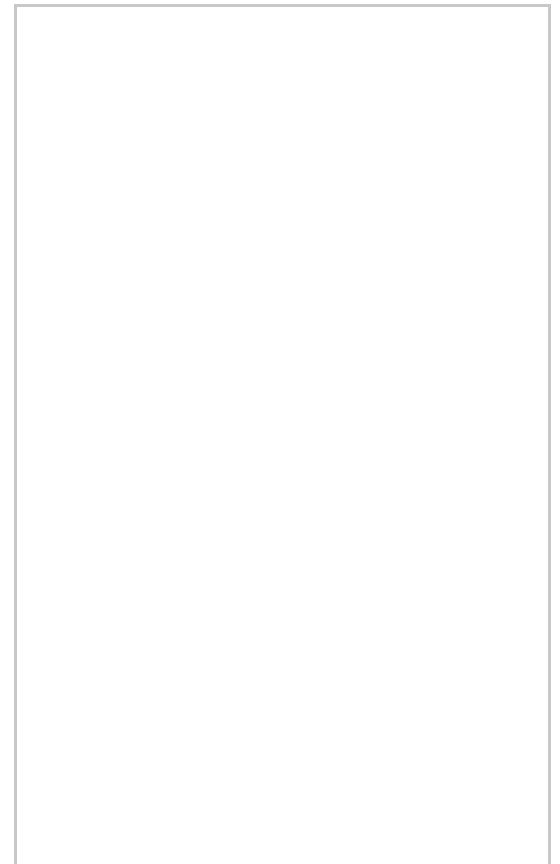
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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**

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