



# Inglebys

Estate Agents



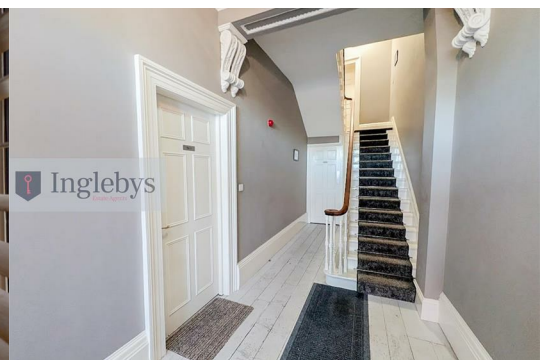
## 2 Balmoral Terrace

Saltburn-By-The-Sea, TS12 1AS

**£195,000**



Rarely available on the open market, a truly beautiful Grade II Listed 1-bedroom ground-floor apartment, boasting sea views to the front aspect. A fantastic first-time buy / second home opportunity.



Situated directly in the heart of Saltburn's thriving Town Centre, the Grade II Listed 'Balmoral House' is home to several luxury apartments. Flat 2, located on the ground floor of the building, boasts an open-plan kitchen & living room, with stunning open sea views to the front aspect. With a perfect blend of original Victorian features & modern luxuries in an idyllic location, this beautiful apartment will make a perfect second home or first-time buy,

Tenure Details: Share of Freehold. PLEASE NOTE: Due to lease restrictions, holiday lettings are NOT permitted.

Tenure Charges: £100 per month which includes management, maintenance & insurance.

Council Tax Band: Band-A.

EPC Rating: Awaiting New Certificate.

Communal Hall

Accessed via intercom system from the front elevation. Stained glass wooden door & side panels. Access to private utility area & communal rear yard.

Open Plan Living Room & Kitchen Area 21'6" x 14'11" (6.56m x 4.57m)

A beautiful light & airy open-plan living room & kitchen. Kitchen comprising of a range of wall, base & drawer units. Integrated electric oven & separate gas hob. Extractor hood.Free-standing fridge / freezer. Composite white 1 1/2 bowl sink with single drainer & mixer tap. Space for dining table. Feature cast-iron fireplace with renewed tiled hearth in a large wooden fire surround. Coving, ceiling cornice & picture rail. Radiator. Large hardwood glazed sash bay window to the front aspect with sea views.

Inner Hall 4'11" x 3'4" (1.51m x 1.02m)

Access to Bedroom & Bathroom.

Bathroom 8'7" x 4'10" (2.62m x 1.49m)

Double walk in shower cubicle with gold fixtures. Low-level W/C & hand basin in the vanity unit. Fully tiled walls. Marble effect ceramic tiled flooring. Radiator.

Bedroom 12'5" x 8'9" (3.81m x 2.69m)

Fitted wardrobes with mirrored doors and over-head storage cupboards. Hardwood glazed sash window to the rear aspect. Carpeted. Radiator. Coving & picture rail.

Private Utility Area

Accessed via the communal hall, Flat 2 has its own utility space with plumbing for washing machine & space for tumble dryer, and ample storage space. Sash window to the side aspect. Wall-mounted combi-boiler.

External

Front Elevation

A well-maintained communal garden area with pathway & steps leading up to the Entrance.

Rear Elevation

Communal yard with gated access to the alley.

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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

