



Inglebys

Estate Agents



10 Edward House, Marine Parade

Saltburn-By-The-Sea, TS12 1EX

£220,000



Situated on the top floor of Edward House, this stunning and spacious apartment boasts spectacular views of Saltburn beach and Huntcliff.

Ideally located, close to the centre of Saltburn and it's amenities including independent shops, bars and restaurants as well as the promenade and beach.

With spacious and neutral living rooms, two double bedrooms, plenty of storage and lift access directly to the front door.

Currently tenanted but offered for sale with vacant possession on completion.



Tenure Details: Share of Freehold. Approx. 985 years remaining

Tenure Charges: £150 per month which includes management, maintenance & insurance.

Council Tax Band: Band C

EPC Rating - C

Communal Entrance

Entered via a secure telephone entry system.
Stairs to the upper floors with access to a lift.
Access to the large communal basement.

Living Room 15'8" x 14'6" (4.8 x 4.42)

Double glazed window to the front aspect with sweeping views across the coastline, Huntcliff and surrounding countryside.
Electric flame effect fire with traditionally styled, tiled back and hearth.

Kitchen/ Dining Room

Double glazed window to the front aspect.
A range of fitted wall and base units with marble effect roll top work surfaces.
Stainless steel sink with mixer tap.
Plumbing for a washing machine.
Marble effect vinyl flooring.

Bathroom 8'7" x 7'8" (2.64 x 2.34)

A white bathroom suite comprising of a low level WC, a panelled bath with shower over and a glass shower cubicle.
Stainless steel heated towel rail.
Ceramic tiled wall and flooring.

Bedroom One 11'7" x 17'2" (3.55 x 5.25)

Double glazed window to the rear aspect with views over Saltburn.
A spacious walk-in wardrobe.

Bedroom Two 10'4" x 11'8" (3.17 x 3.58)

Double glazed window to the rear aspect.
Fitted wardrobes.

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.

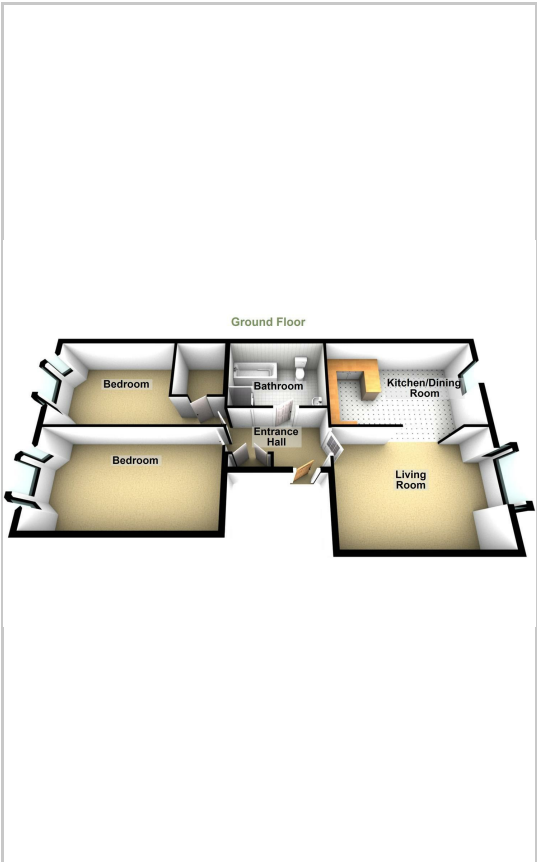
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

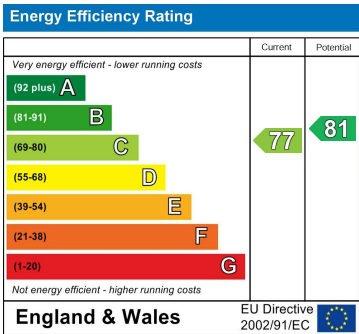
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.