

- One bedroom apartment
- Ideal investment opportunity
- Sought after location of Whitehall Landing



4 Turnbull Court, Whitehall Landing, Whitby, North Yorkshire, YO22 4FJ

Guide Price £184,950

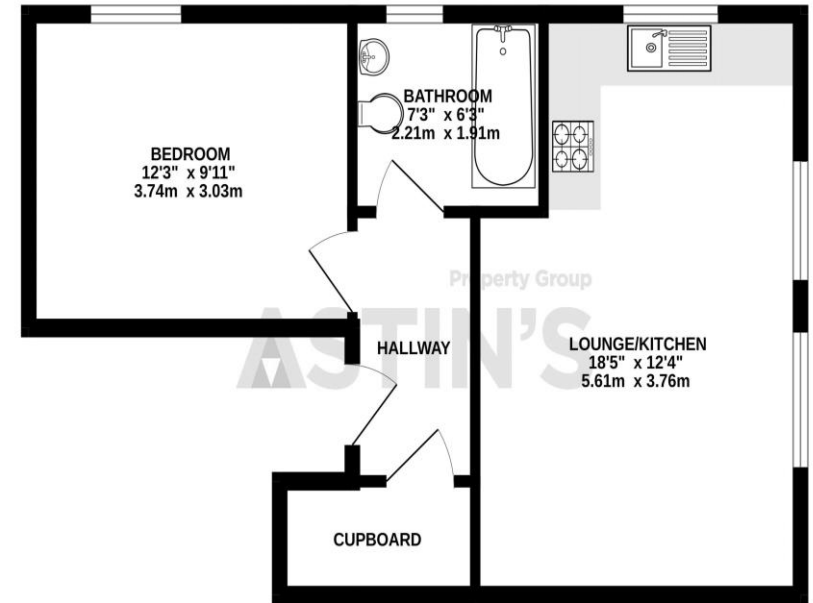
Property Group
ASTIN'S



Astin's are pleased to present 4 Turnbull Court. This delightful one bedroom, first floor apartment is situated along the River Esk and is located within a stones throw away from the Whitby town centre. Located on Whitehall Landing, this ever popular development offers parking and well maintained grounds.

The apartment offers spacious accommodation with views over on to the riverside. The accommodation is well appointed and has a large lounge/kitchen/diner with integral appliances to the kitchen, and two large windows that flood the room with light. The double bedroom is bright and airy with space for built-in wardrobes. There is a good size family bathroom with a white three-piece suite and over the bath shower. Conveniently, you have the bonus of a large storage cupboard in the hallway. The development has an excellent management company in place and the apartments are based on a 999-year leasehold basis.

Call Astin's today to arrange a viewing for this lovely property!



TOTAL FLOOR AREA: 445 sq.ft. (41.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2024

Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Leasehold basis.

SERVICES:

All mains services are connected to the property, with the exception of gas.

REF: 4903

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:
 (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy performance certificate (EPC)

4 Turnbull Court Whitehall Landing WHITBY YO22 4FJ	Energy rating C	Valid until: 9 November 2028
		Certificate number: 9008-0945-6219-5338-0930

Property type	Mid-floor flat
Total floor area	44 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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