

- Stunning two bed, top floor apartment
- Ideal location with parking
- Beautiful rural views



Apartment 5, 38 Anchorage Way, Whitby, North Yorkshire, YO21 1AL

Guide Price £225,000

Property Group
ASTIN'S



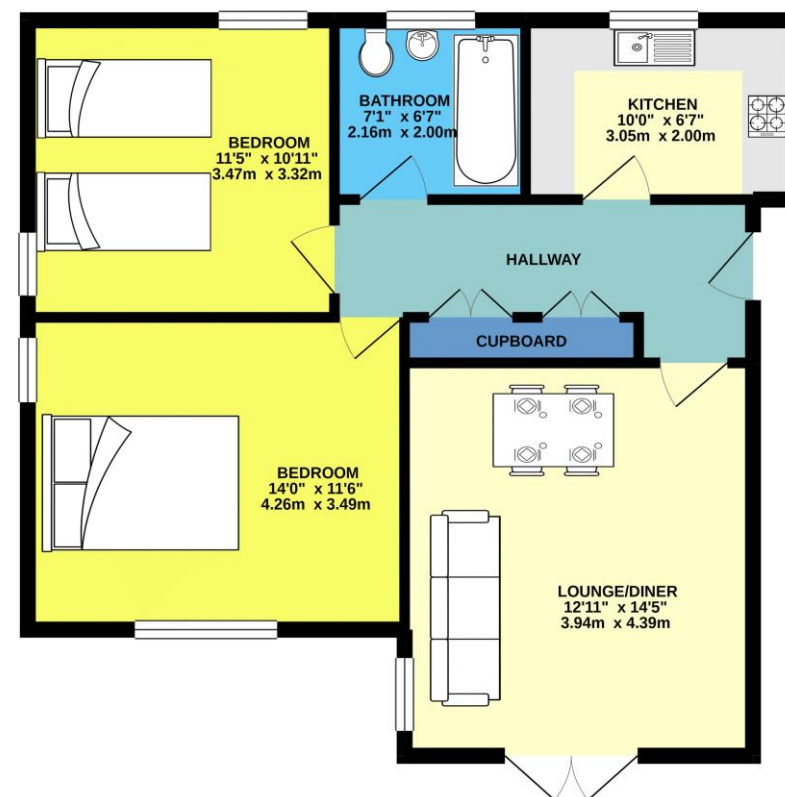
This ideal two bed apartment is an absolute must see! Located close to the town centre and benefiting from been on a regular bus route, Anchors Away is a perfect lock up and leave.

Currently a thriving holiday let this apartment is a turnkey property, ready to let out, a fantastic business opportunity. Immaculately presented throughout. The lounge offers a great open space with French doors opening to a Juliet balcony with fantastic rural views, there is ample room for a dining table, the kitchen houses modern integral appliances and modern wall and base units. There are two large bedrooms with plenty of light flooding in and good size house bathroom. Externally there are communal gardens to enjoy and you are close to the Cinder track and the Cleveland way for idyllic walks.

Another huge bonus to this property is that it benefits from parking! Which in Whitby is worth its weight in gold, meaning you can park up and explore the town and its surroundings without any worry.

Whether looking for a commercial holiday let, bolt hole property or home by the Sea this apartment ticks all of the boxes and more.

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq ft. (62.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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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.

REF: 9665

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)

Apartment 5 38, Anchorage Way WHITBY YO21 1AL	B	Valid until: 8 March 2030 Certificate number: 0618-1086-7387-6790-5270
Property type		Top-floor flat
Total floor area		61 square metres

Rules on letting this property

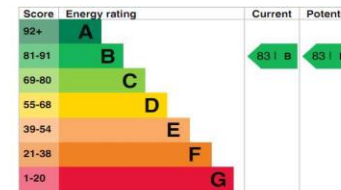
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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