

- Wonderful one bedroom apartment
- Over 55's only
- Offered with no upward chain



33 Fairways Court, Uppang Lane, Whitby, North Yorkshire, YO21 3JY

Guide Price £154,950

Property Group
ASTIN'S

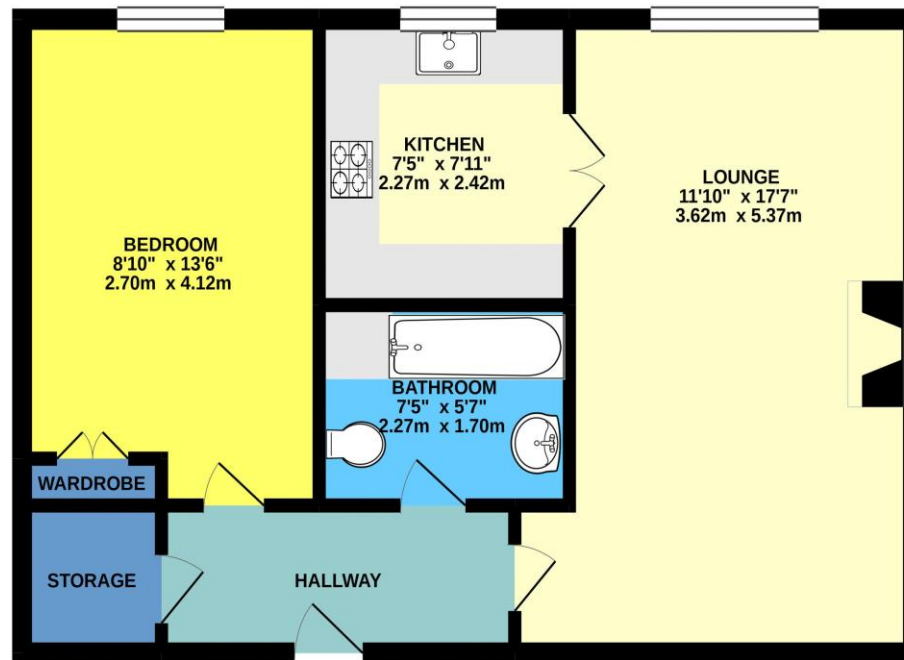


This charming one bedroom apartment is part of this wonderful over 55's complex that offers not only spacious and safe accommodation but also offers a way of life. Fairways Court is an amazing community and offers so much more than just a wonderful home it offers a thriving social aspect as well as independent living.

The accommodation is spacious throughout and is modified with accessibility in mind, including a lift to all floors. There are calls cords in every room and the apartment is linked to an emergency service team at all times giving peace of mind, The layout flows effortlessly and comprise of a large lounge/diner with views over the rear, private gardens and a well equipped kitchen off. There is a large master bedroom, again sharing the same glorious views over the Gardens. The bathroom offers a full suite and there is a large storage cupboard housing the electric water heater and an excellent storage space.

To the front of the property there is ample parking and visitor parking and the front door is operated via a buzzer intercom system. There are communal gardens and seating area and ideally located for the town and all other amenities.

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 462 sq.ft. (42.9 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.
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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 with the exception of gas.

REF: 9196

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

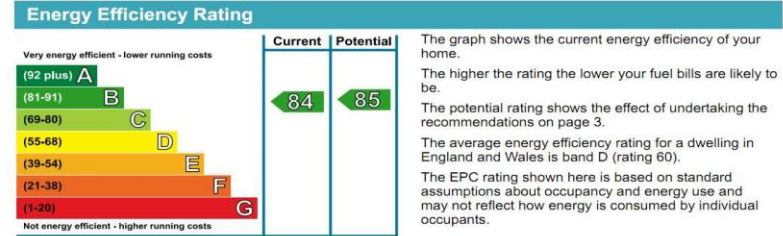
Flat 33 Fairways Court, Uppang Lane, WHITBY, YO21 3JY
Dwelling type: Mid-floor flat **Reference number:** 8611-7420-6639-3744-4922
Date of assessment: 24 October 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 29 October 2019 **Total floor area:** 44 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,089
Over 3 years you could save	£ 93

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 513 over 3 years	£ 420 over 3 years	
Hot Water	£ 450 over 3 years	£ 450 over 3 years	
Totals	£ 1,089	£ 996	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£800 - £1,200	£ 96

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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