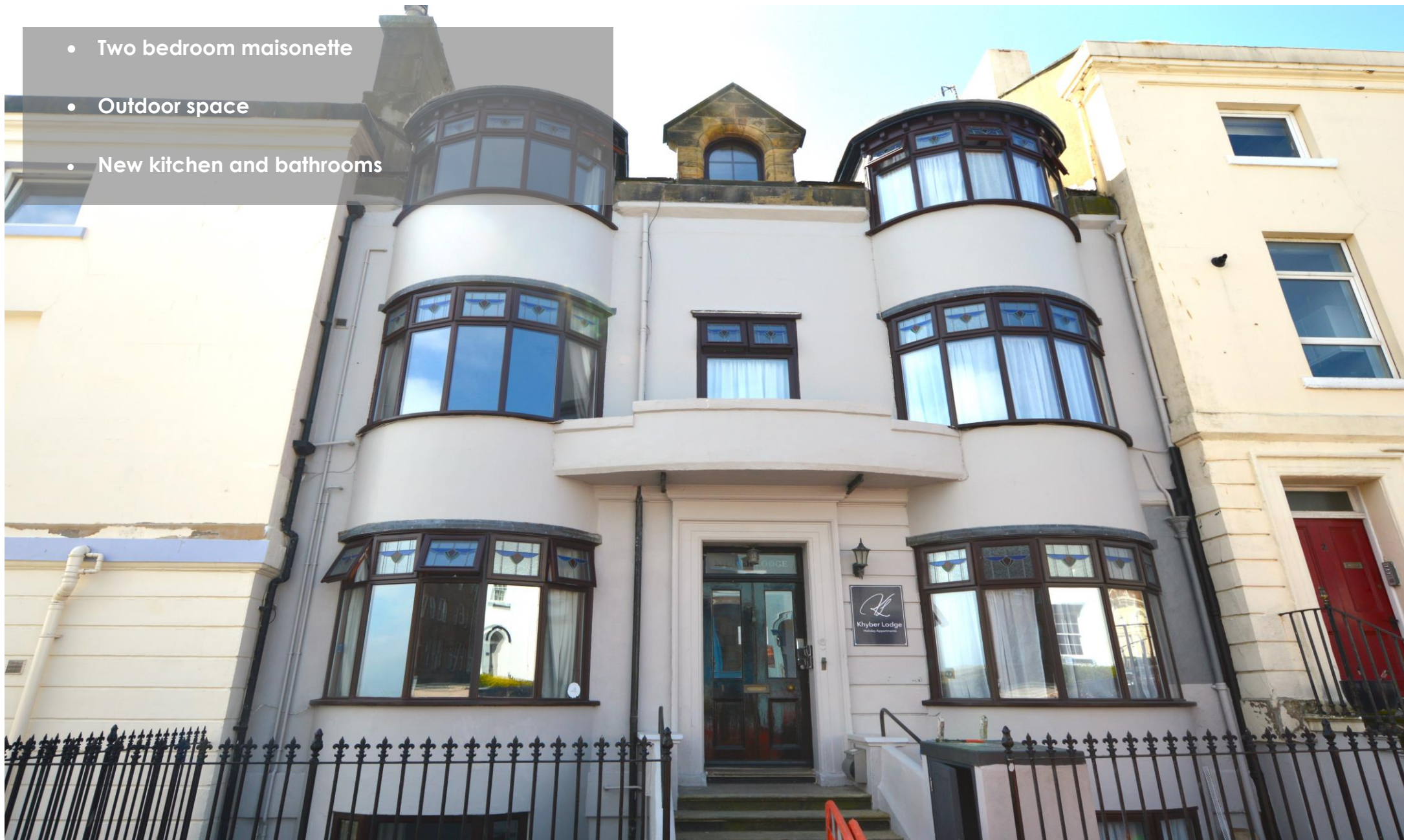


- Two bedroom maisonette
- Outdoor space
- New kitchen and bathrooms



Apartment 1, Khyber Lodge, Crescent Place, Whitby, North Yorkshire, YO21 3HE

Guide Price £295,000

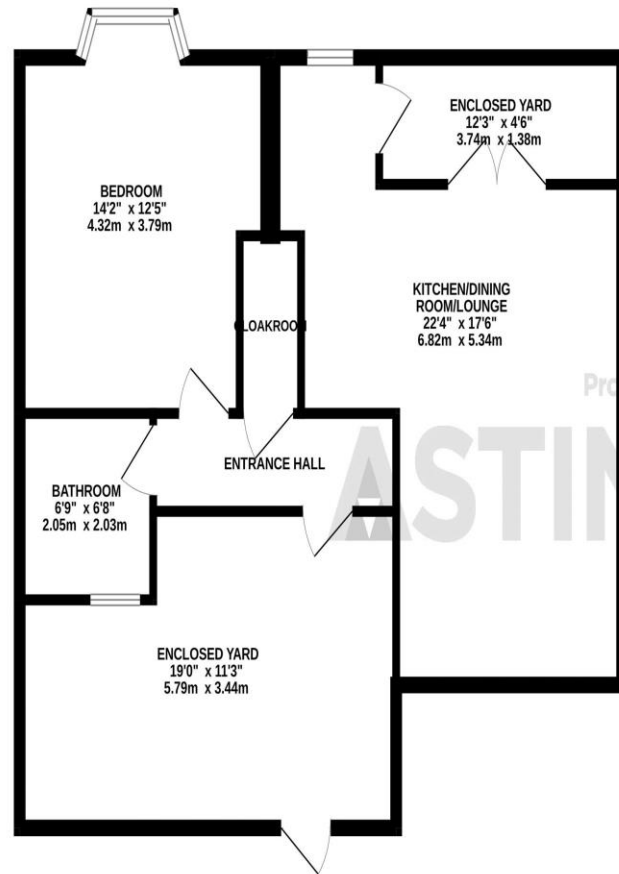
Property Group

**ASTIN'S**

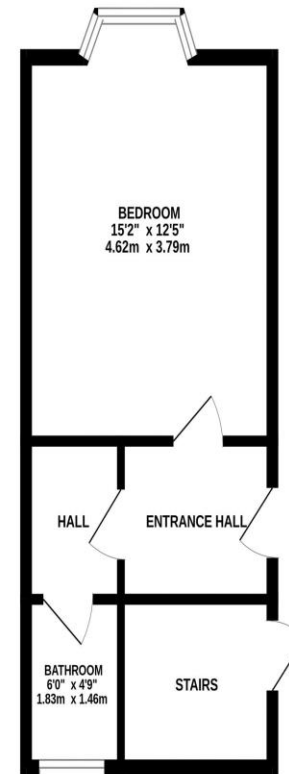


This wonderfully presented two bed maisonette is ideally located close to the town centre with external space. A five minute stroll to all that Whitby has to offer this apartment could not be any better located. The apartment is located across two floors with one bedroom on the ground floor and the other bedroom at lower ground level. The accommodation comprises of large lounge/kitchen/diner with integral appliances and modern high gloss units with plinth and under cupboard lighting. There is a large patio with access to a private seating area at the front perfect for your morning cuppa or to relax with a book and a glass of wine. There are two bathrooms and two double bedrooms, again with a wonderful bay windows flooding the room with light. There is independent access to a fully enclosed rear yard that also offers great storage. This maisonette needs to be viewed to be appreciated as it certainly ticks the boxes.

GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.4 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.

**REF: 10029**

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**

17 Any Street,  
Any Town,  
County,  
YO3 8JX

Dwelling type: Detached house  
Date of assessment: 02 February 2007  
Date of certificate: [dd mmmm yyyy]  
Reference number: 0000-0000-0000-0000-0000  
Total floor area: 106 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
100-91 A			100-91 A		
90-81 B			80-70 B		
71-61 C			60-50 C		
52-43 D			40-30 D		
35-27 E			20-15 E		
22-15 F			10-5 F		
10-5 G			5-0 G		

England & Wales EU Directive 2002/91/EC

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy Use	453 kWh/m <sup>2</sup> per year	178 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	43 tonnes per year	4.9 tonnes per year
Lighting	£81 per year	£86 per year
Heating	£1123 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with others. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)

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