

- Wonderful two bed apartment
- Sea, beach and Abbey views
- Ideal location on the cliff top



Apartment 4, Khyber lodge, 1 Crescent Place, Whitby, North Yorkshire, YO21 3HE

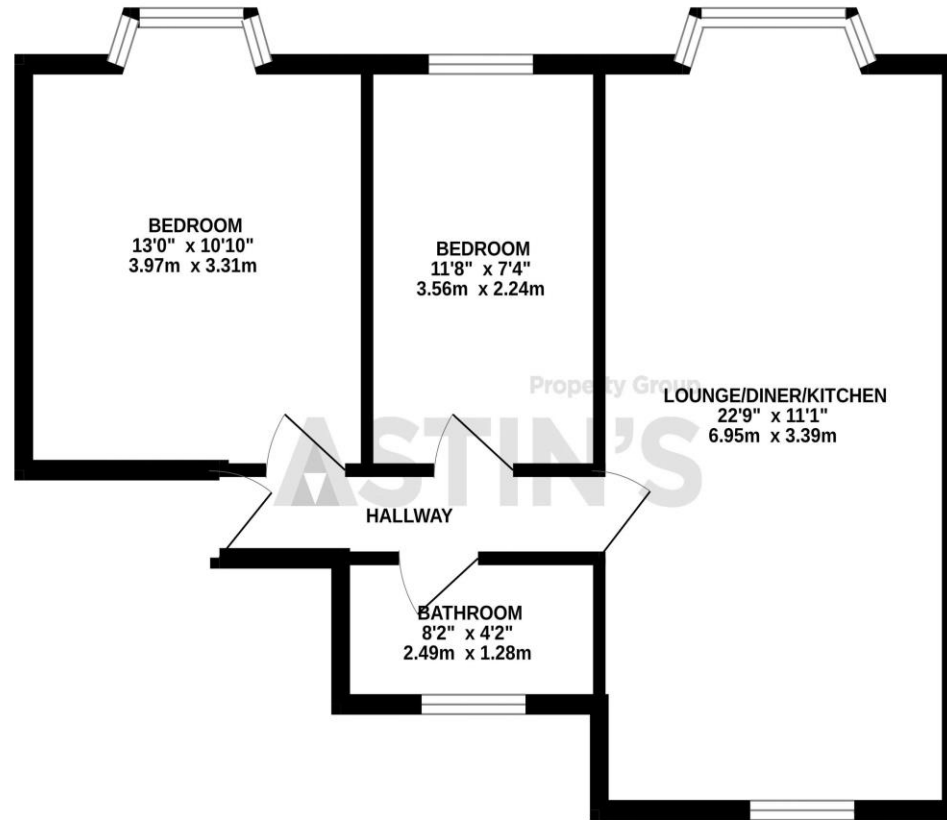
Guide Price £249,950

Property Group
ASTIN'S



A delightful two bedroom apartment ideally located within a five minute stroll of everything that Whitby has to offer. Currently a successful holiday let this apartment ticks many boxes. Located on the top floor this apartment makes the most of the elevated views and they stretch out to Sea and over Tate hill sands with The Abbey on the headland. The accommodation comprises of large lounge/kitchen/diner with integral appliances, and large bay window making the most of the views which is an ideal place to sit and watch the world go by. There is a double bedroom again with large bay window and additional single bedroom along with family bathroom. Whether looking for an ideal holiday let or bolt hole by the sea apartment 4, Kyhber lodge warrants closer inspection.

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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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Energy Performance Certificate

17 Any Street,
Any Town,
County,
YY3 6XX

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 m²

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient: Best energy rating			
(95-100) A			
(85-94) B			
(75-84) C		73	
(65-74) D			
(55-64) E			
(45-54) F	37		
(35-44) G			
Very energy inefficient: Higher running costs			

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly: Lower CO ₂ emissions	
(95-100) A	
(85-94) B	
(75-84) C	69
(65-74) D	
(55-64) E	
(45-54) F	31
(35-44) G	
Not environmentally friendly: Higher CO ₂ emissions	

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.5 tonnes per year
Lighting	£81 per year	£36 per year
Heating	£1123 per year	£467 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating systems 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 another. 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.

TENURE:

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

SERVICES:

All mains services are connected to the property.

REF: 10045

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 (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.

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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