

- Town Centre location with delightful views
- 3 Bedrooms, with en-suite to the master
- Ideal investment property



1 Holt Court, Whitehall Landing, Whitby, North Yorkshire, YO22 4FG

Guide Price £325,000

Property Group

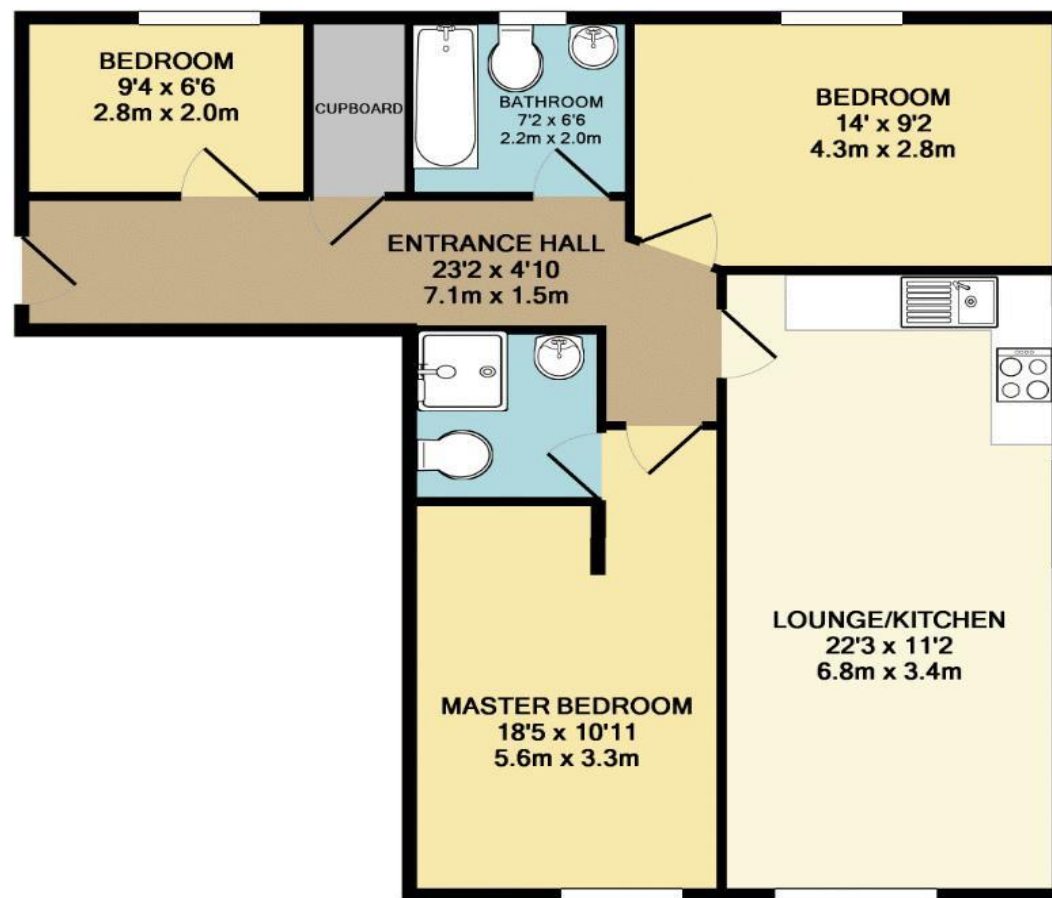
ASTIN'S



A deceptively spacious 1st floor harbour-side apartment on the modern development at Whitehall Landing, offering 3 bedroomed well-proportioned contemporary-style accommodation within a lift served block and having views across the harbour, together with allocated parking for one vehicle in the secure under-croft parking area. Immaculately presented throughout the accommodation comprises large entrance lobby, open plan living room/dining kitchen with recently fitted kitchen with integral appliances. There are delightful views over the river, 3 good size bedrooms, including 1 en-suite and modern house bathroom.

There is double glazing to windows and electric heating. The property benefits from a 999 year Lease with comprehensive Management and Maintenance Agreements in place.

There are communal gardens, play area and riverside walk which are available to all residents. Ideal for permanent, holiday or investment purposes. Offered with immediate vacant possession.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2015

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: 5018

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 

1 Holt Court, Whitehall Landing, WHITBY, YO22 4FG
Dwelling type: Ground-floor flat **Reference number:** 8015-7624-3090-6562-1926
Date of assessment: 22 April 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 28 April 2015 **Total floor area:** 65 m²

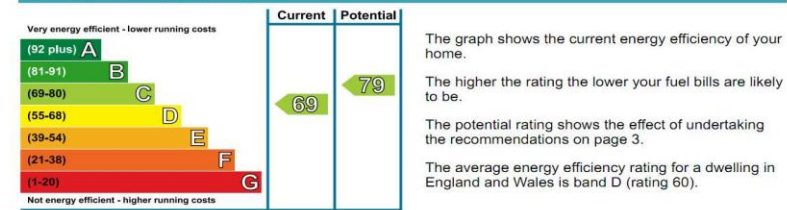
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,079
Over 3 years you could save	£ 657



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 159 over 3 years	
Heating	£ 1,224 over 3 years	£ 810 over 3 years	
Hot Water	£ 633 over 3 years	£ 453 over 3 years	
Totals	£ 2,079	£ 1,422	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase hot water cylinder insulation	£15 - £30	£ 57	
2 Low energy lighting for all fixed outlets	£25	£ 45	
3 High heat retention storage heaters	£1,600 - £2,400	£ 555	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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

Tel: 01947 821122 Option 1

Email: property@astin.co.uk