

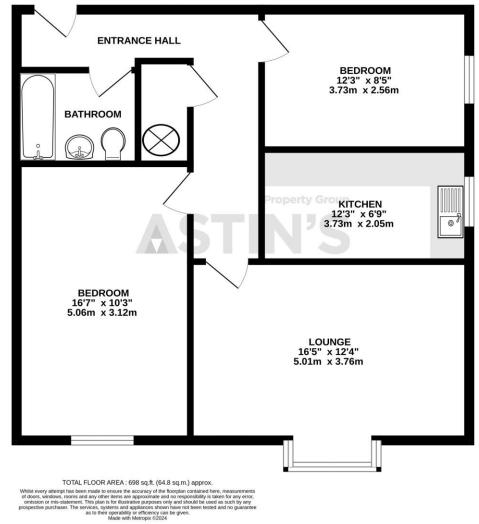
18 March Court, Whitehall Landing, Whitby, North Yorkshire, YO22 4FN

Guide Price £220 000





This is a well presented, spacious second floor 2 bedroom apartment on the ever popular riverside development of Whitehall Landing only a short walk from the town centre, shopping facilities, amenities and tourist attractions of the historic old town. Offered with no chain, the apartment comprises spacious entrance hall, family bathroom, living room, separate kitchen, large walk in storage cupboard and 2 great size bedrooms. The apartment is provided with modern economic thermostatically controlled heating, double glazing to windows, there is a door entry telephone system and a lift serving all floors. The apartment has a reserved parking space, communal gardens for the residents and is ideal as an investment property with letting potential or permanent home.



Always a warm welcome 7 days a week

Insert Map



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: 4929

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 vior 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,	Dwelling type:	Detached house	
Ary Town,	Date of assessment:	02 February 2007	
County,	Date of certificate:	[yyyy mmmm bb]	
YY2 50C	Reference number:	[dd mmmm yyy] 0000-0000-0000-0000-0000	
	Total floor area	166 m*	

This home's performance is reset 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 (OO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the mong the more energy efficient the home is and the lower the fuel bits will be. The elvironmental impact sating is a measure of a frame's impact on the environment in terms of carther globade (CO) emissions. The higher the recing the less impact it has on the environment.

Estimated energy use, carbon diculds (CO) emissions and fuel costs of this home

	Gurrent.	Potontial
EnergyUse	453 kW/h/m² per yea	178 kW1/m² per year
Carbon dicade emissions	få tannes par year	4.9 tonnes per year
Liphing	E81 per year	£368 per year
Histop	E1173 perysar	E457 peryser
Hot water	E219 per year	2104 per year

Based on standardised assumptions about decupancy, heating bottoms and geographical location, the above table pieceles in indication or how much it will cost to provide lighting, heating and hot water to this home. The fuel cost is not account the cost of fuel and not any associated service, maintenance or earlierly inspection, the certificate was been provided for comparative purposes only and enables are home to be compared with a cost or diverse the date the certificate was associated texture fuel prices can increase over time and enables and enables and not enables one home to be compared with a cost or diverse while water 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.

For all our properties visit www.astin.co.uk

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