

- Stunning Views of the West Cliff & Sea
- 2 Double Bedrooms
- Allocated Parking

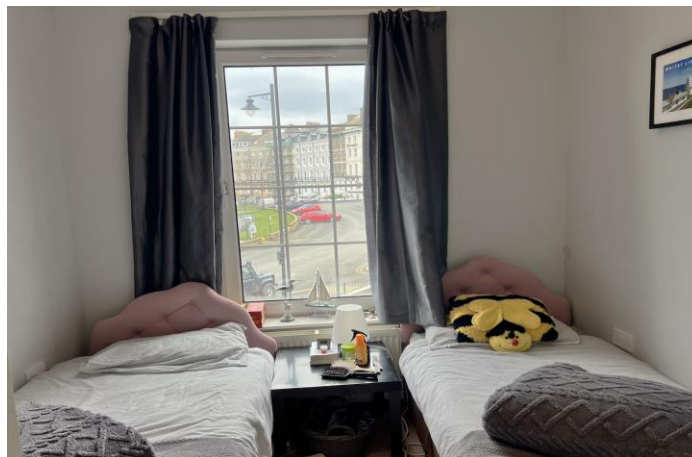


Apartment 7, 19 Princess Royal Apartments, Whitby, North Yorkshire,  
YO21 3EJ

Guide Price £229,000

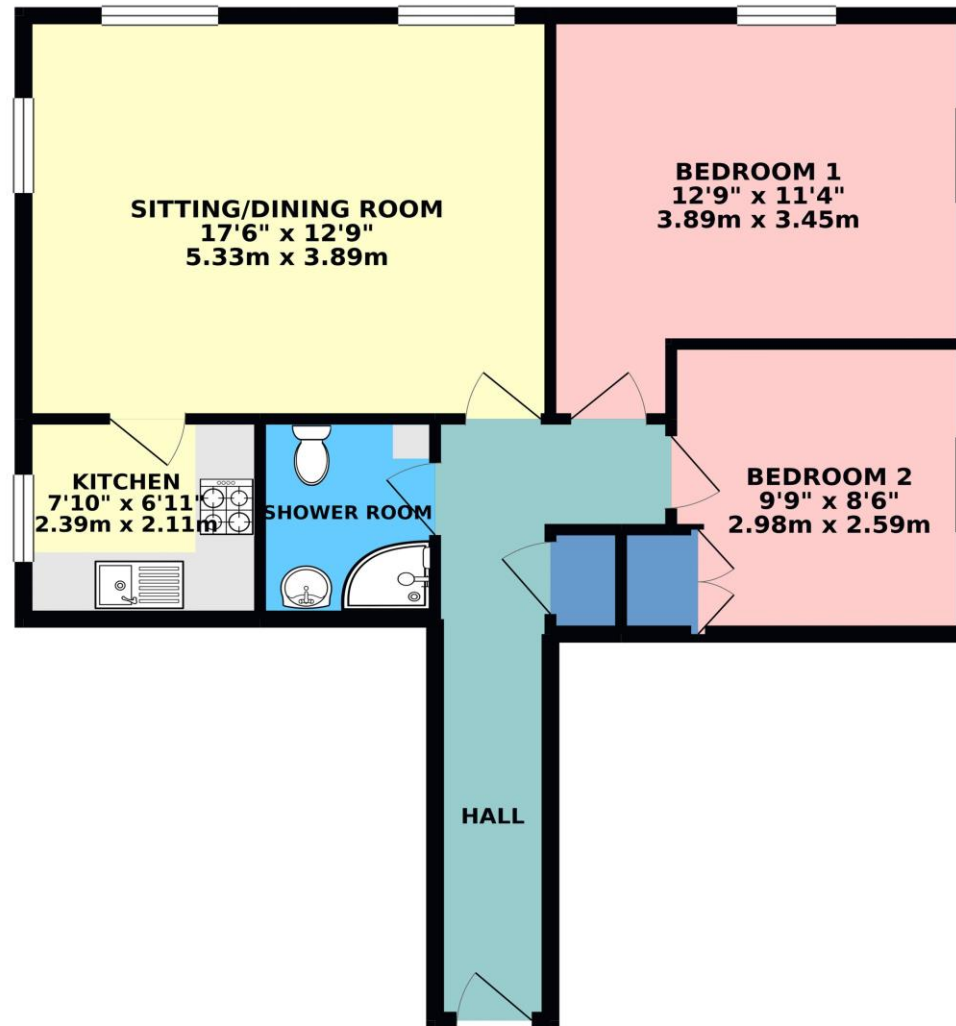
Property Group  
**ASTIN'S**





A two bedroom first floor apartment with fantastic sea and west cliff views with the extra bonus of allocated private parking. This apartment is first floor, lift served and also has a shared laundry room for residents. With views from every window this property has a lounge, two double bedrooms a shower room and kitchen which looks towards Sandsend where the sunsets. There is also a hallway and storage cupboard for coats and shoes. This property does not permit holiday letting but can be used as a second home, permanent residence or a long term let. Sold with no chain.

GROUND FLOOR 712.96 sq. ft.  
( 66.24 sq. m. )



TOTAL FLOOR AREA : 712.96 sq. ft. ( 66.24 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

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: 9451

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

7 Princess Royal Apartments, 19, Royal Crescent, WHITBY, YO21 3EJ

Dwelling type:

Mid-floor flat

Date of assessment:

13 August 2019

Date of certificate:

20 August 2019

Reference number:

9778-9043-7278-6161-2920

Type of assessment:

RdSAP, existing dwelling

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:

£ 1,560

Over 3 years you could save

£ 393

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div>You could save £ 393 over 3 years</div>
Heating	£ 1,164 over 3 years	£ 771 over 3 years	
Hot Water	£ 237 over 3 years	£ 237 over 3 years	
Totals	£ 1,560	£ 1,167	

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.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

76

81

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 393

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

Page 1 of 4

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)

Tel: 01947 821122 Option 1

Email: [property@astin.co.uk](mailto:property@astin.co.uk)