

- First floor apartment
- Harbour & Abbey Views
- No Chain



Suits Us Flat 2, Windsor Terrace, Whitby, North Yorkshire, YO21 1ET

Guide Price £115,000

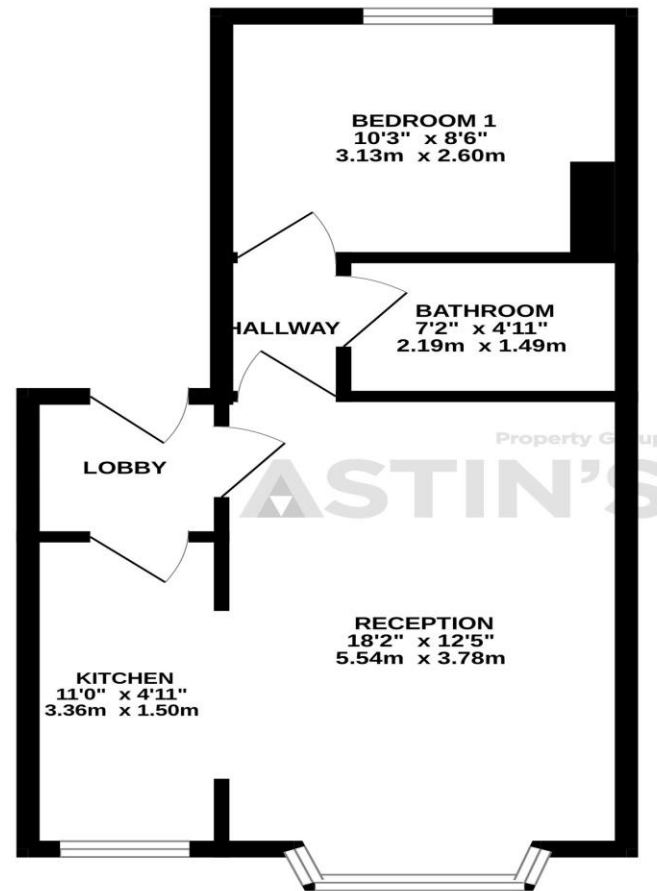
Property Group  
**ASTIN'S**





This flat has been newly redecorated and carpeted throughout - a one bedroom first floor property with a great view across to the harbour. This property can be used as a permanent residence or holiday let. The lounge has a lovely feature bay window with a window seat from which to watch the world go by. The kitchen is directly adjacent to the lounge . There is space for a washing machine and fridge/freezer, built in electric hob and oven, single sink and a combi gas boiler. There is also a door from the kitchen back into the lobby area if required but presently this is kept closed. The double bedroom is at the rear of the property and has space for a wardrobe or hanging rail in addition to the bed. The bathroom has a bath with shower above, WC and hand basin. This is a great opportunity to get onto the property ladder or have a smaller lock up and leave property close to the town centre. Call us now to appreciate the views!

GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 384 sq.ft. (35.7 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: 8466

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.

Astin's  
47 Flowergate  
Whitby, North Yorkshire, YO21 3BB

# Energy performance certificate (EPC)

Flat 2 4 Windsor Terrace WHITBY YO21 1ET	Energy rating <b>C</b>	Valid until: <b>2 September 2031</b> Certificate number: <b>2100-5258-3090-3001-6521</b>
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Property type  
Mid-floor flat

Total floor area  
44 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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.

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