



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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• Estate Agents

## APARTMENT 3, SHIPWRIGHTS LODGE SPA WELL COURT, WHITBY

*Whitby Town Centre*



**A BEAUTIFULLY PRESENTED 2 BEDROOM LUXURY 1ST FLOOR APARTMENT A STONES THROW FROM WHITBY TOWN CENTRE. PART OF THE RECENTLY BUILT SPA WELL COURT COMPLEX, THIS STUNNING APARTMENT HAS ALLOCATED PARKING AND IS CURRENTLY SUCCESSFUL HOLIDAY LETTING ACCOMODATION, TO BE SOLD WITH CONTENTS AND FUTURE BOOKINGS INCLUDED.**

Accommodation:

Communal Hallway, Hallway, Open Plan Kitchen Living Room, Bathroom,  
2 Double Bedrooms, Allocated Parking Place

**Guide Price: £225,000**

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## **PARTICULARS OF SALE**

Built in 2019 this beautiful apartment is part of the Spa Well Court complex, a small development of apartments and town house that are just a few hundred yards from the harbour-side, town centre and the historic east side making it ideal for its current use as a commercial holiday let.

With high quality fixtures and fittings throughout, including integral appliances in the modern sleek kitchen area, gas central heat, double glazing and 2 balconies off the living area to catch both the morning and evening sun, the apartment ticks every box, even having its own parking space, making it the perfect investment whether looking for a second home, investment or stunning home.

From the street steps lead up to the communal entrance hall with internal stairs then leading to the 1<sup>st</sup> floor apartment.

**Entrance Hallway:** The entrance opens into the hallway with doors opening to ...



**Open Plan Living Room And Kitchen:** A dual aspect room, having a well-designed modern kitchen area with integral appliances with space for dining and sitting area beyond. There are balconies to both the easterly and westerly aspects to catch the morning and evening sun.



**Bedroom 1:** A double bedroom with window facing to the west



**Bedroom 2:** A second double bedroom with window facing onto to the front of the building.



**Bathroom:** With a modern white suite comprising a bath with shower and screen over, low flush WC and wash hand basin. Radiator.



## **Outside**

The apartment has an allocated parking space to the front of the building which is accessed via the small lane which runs to the rear of Bloomfield Terrace.



**Council Tax Banding:** The property is assessed under business rates with the current rateable value £1,925, with £960 payable before any reliefs. Similar residential properties in the bock are assessed in council tax band B. North Yorkshire Council. Tel: 01723 232323.

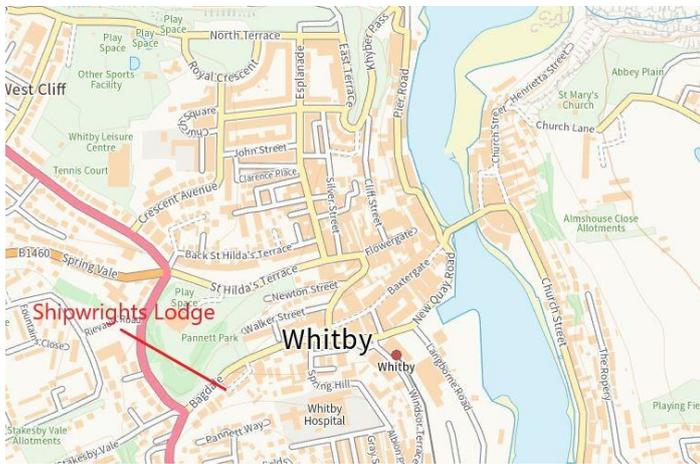
**Post Code:** YO21 1TJ

**Planning:** North Yorkshire Council. Tel: 0300 1312131

**Tenure:** The property is held on the residual term of a 999 year lease granted in 2019.

**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**IMPORTANT NOTICE**

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*

**Directions:** From Richardson and Smith's offices turn left up Bagdale. Approximately 100 metres, turn left on to the lane leading to the rear of Bloomfield Terrace, following the road around, passing Compass House on the left. Shipwrights Lodge is the next building on the left. See also location plan.



**Services:** It is understood that the property is connected to mains water, gas, drainage and electricity. The apartment has gas central heating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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