

# RICHARDSON & SMITH

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## FLAT 4 10 ROYAL CRESCENT, WHITBY



**ROYAL CRESCENT, SET AT THE TOP OF WHITBY'S WEST CLIFF OVERLOOKING THE NORTH SEA, IS ONE OF THOSE PRESTIGIOUS ADDRESSES THAT MANY PEOPLE WANT! THIS IS A SUBSTANTIAL SECOND FLOOR 2 BEDROOM FLAT IN A LIFT SERVED BLOCK AND WOULD MAKE A WONDERFUL HOME OR HOLIDAY BOLTHOLE.**

Accommodation:

Entrance Hall, Sitting Room, 2 Double Bedrooms, Bathroom.

**OFFERS ON: £225,000**

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## Particulars of Sale

Set in Whitby's Royal Crescent facing onto the Crescent Gardens, this is one of the town's best locations, just yards from the cliff top.

On the 2<sup>nd</sup> floor of this substantial period property one of the things this flat offers is plenty of space! With 2 double bedrooms, a large sitting room and separate kitchen, the flat also comes with stunning views over the West Cliff to the sea.

Well maintained if slightly dated, the property has plenty of potential, and would make a great home or second property. Please note the flat is not suitable for holiday letting because of the terms of the leasehold.



Approached from the front of Royal Crescent, steps lead up to the entrance door opens into the communal entrance hall where a grand staircase leads to the second floor and the entrance to the lift can be found.



**Entrance Hall:** The hall splits with bedrooms and bathroom to the rear and sitting room and kitchen to the front

**Sitting Room:** This spacious living area with two uPVC double glazed windows facing westward to the front affording beautiful views over Crescent Gardens to the sea with Sandsend and Kettleness beyond. Focal to the room is high attractive original marble fireplace.

**Kitchen Diner:** Again to the front with views over the gardens, the kitchen is a spacious room with modern base and wall units, laminated working surfaces with tiled splash-backs and a range of integral appliances including automatic washing machine, oven and hob with stainless steel extractor over, fridge, freezer and microwave. There is space for a dining table which makes the most of the flat's beautiful position.



**Bedroom 1:** A double bedroom with uPVC double glazed window facing to the rear with a built-in cupboard.

**Bedroom 2:** Again a double bedroom with uPVC double glazed window facing to the rear, feature stain-glass window looking back into the hall, with a built-in suite of wardrobes and cupboards. There is fire exit from this room to the rear of the building.



**Bathroom:** Fitted with a white suite comprising panelled bath with shower over, low flush WC and wash hand basin.

### **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

**Directions:** From the town centre, head out of town back up Bagdale to the roundabout at the bottom of Chubb Hill. Turn right here and proceed straight across the roundabout at the top of the hill, turning right just beyond Harrison's Garage, onto Crescent Avenue. Follow this road right to the end and it brings you out on Royal Crescent, on top of the West Cliff. Turning right onto the Crescent, no.10 lies on your right hand, identifiable by our 'For Sale' board.



**What3words:** petal.accented.alongside

**Services:** The property is understood to be connected to mains gas, water, electricity and drainage.

**Council Tax Banding:** 'B' (verbal query only) North Yorkshire Council 01723 232323

**Leasehold Information:** The property is understood to be held on the remaining term of a 999 year lease, which commenced on the 10/12/1999. The owner of the flat will become a director of the management company and they currently pay £80 per month which covers the buildings insurance and maintenance of the building. Currently they do not pay any ground rent. Letting (including holiday letting) and the keeping of pets is prohibited under the terms of the lease.

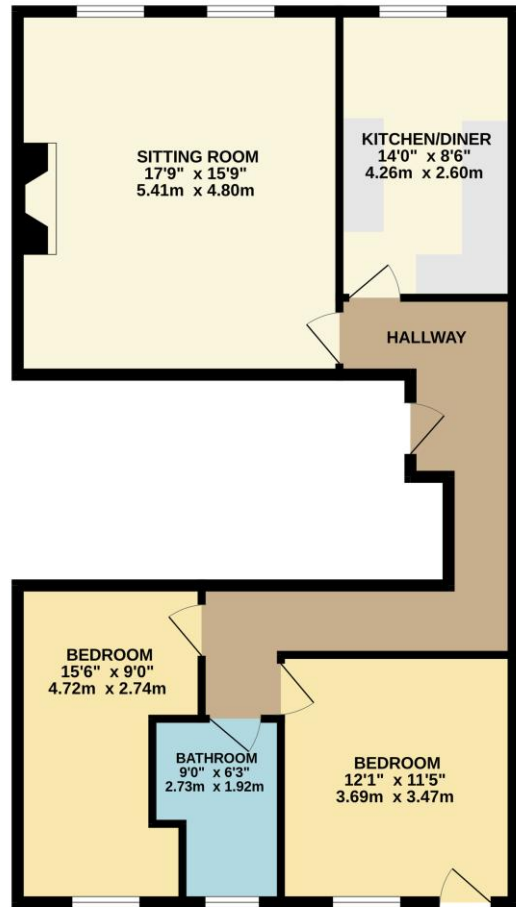
**Post Code:** YO21 3EJ

#### **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.*

GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Call us for a free appraisal of your property if you are considering selling



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