



Inglebys

Estate Agents



Diamond House, 9 Diamond Street

Saltburn-by-the-sea, TS12 1EB

£165,000



Modernised to the highest of standards, this 2 bedroom First Floor apartment in 'Diamond House' is Centrally located, and close to Saltburn's Award Winning Beach and Independent Bars and Restaurants.



Diamond House has recently been fully renovated to the highest of standards. This includes all communal areas.

This apartment benefits from an electric combi boiler providing heating and hot water on demand. Fully double glazed throughout as well as open plan living creates the perfect environment for modern day living.

Tenure Details: Leasehold – 999-year Lease with Peppercorn rent. No immediate maintenance charges. Insurance premium required based on square footage.

Property Details:

The property briefly comprises;

Council Tax Band: Removed as Currently Holiday Let

EPC Rating: E-Rating

Entrance Hall 1.24m x 1.05m

Carpeted, fuse board, smoke alarm.

Lounge/Kitchen/Diner 4.39m x 3.70m

Laminate flooring, radiator, UPVC double glazed bay window, fully fitted kitchen, with rang of base and drawer units, integrated fridge freezer, integrated dishwasher, integrated electric oven + hob, extractor hood, composite sink + drainer.

Bedroom One 10'3" x 13'1" (3.14 x 3.99)

Carpeted, radiator, UPVC double glazed window.

Bedroom 2 4.41m x 2.29m

Carpeted, radiator, UPVC double glazed window.

Bathroom 3'11" x 10'2" (1.21 x 3.11)

Vinyl flooring, chrome towel radiator, washing machine, electric combi boiler, vanity unit with wash hand basin, vanity unit with toilet, shower cubicle with mixer shower, extractor fan.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

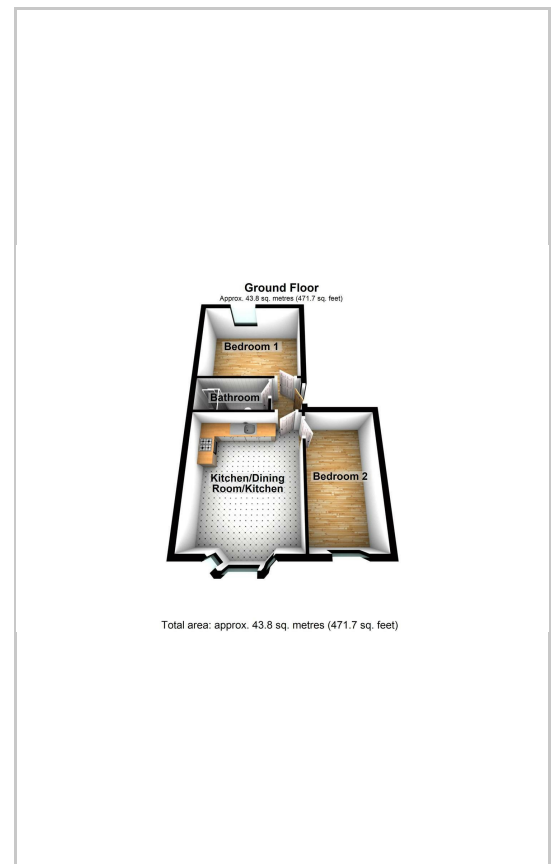
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	