



# RICHARDSON & SMITH

Chartered Surveyors

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Estate Agents

## 16 MARCH COURT, WHITEHALL LANDING

*Whitby Town Centre approx. ½ mile*



**A WELL-PRESENTED, 1 BEDROOM APARTMENT WITH AN OPEN PLAN LIVING ROOM CAPABLE OF TAKING A SOFA-BED TO ALLOW THIS PROPERTY TO SLEEP UP TO 4. SET IN THIS POPULAR, MODERN DEVELOPMENT WITH ALLOCATED PARKING, THIS APARTMENT IS A RELATIVELY SHORT, LEVEL WALK FROM THE TOWN CENTRE AND WOULD MAKE A GREAT BOLT-HOLE OR HOLIDAY LETTING.**

Allocated Parking Space and Visitor Spaces. Communal Entrance, Stairs / Lift and Landing. Entrance Hallway, Living Room with Kitchen, Double Bedroom and Bathroom.

**Guide Price: £172,950**

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## **PARTICULARS OF SALE**

Lying at the southern end of Whitby harbour, Whitehall Landing is a development of apartments and houses that were built on the former Whitehall Shipyard in 2003 and has proven perennially popular since, as both homes and holiday letting properties. March Court is a block of apartments set back from the river.

As you enter the Whitehall Landing development, March Court is the first building you come to, on your left and the parking area lies to the rear with a numbered space for number 16.



From the car park steps descend to a communal entrance door opens into a hallway with both staircases and a lift giving access to the first floor landing, where Apartment 16 lies.



The entrance door for the apartment opens into a hallway with doors opening off to all the rooms, including opening to a storage cupboard housing the hot water cylinder which has just less than 20 years warranty. The space is ideal for extra storage



The living room has 2 windows. It includes a fitted kitchen with laminate worktops and fittings including a stainless-steel sink unit, electric oven, brand new hob and cooker hood. There is space left for a fridge-freezer and plumbing for an automatic washing machine, or dishwasher if preferred.



There is still sufficient room for a small dining table and chairs and also a separate seating area in which the owners have a large rug covering the area with settee and a sofa bed to make the property capable of comfortably sleeping up to 4, if required.



The bedroom is a good-sized double with windows both with fitted blinds to the front and to the side giving views, between the buildings opposite, to the river. There is an assembled wardrobe with shelves and hanging rail plus matching drawers and a bedside tables.



The bathroom is part tiled and has a window to the side. It is fitted with a white suite including a panel bath with shower (newly fitted and still under warranty) over and glass shower screen, WC with concealed cistern and a wash hand basin. Extractor fan and heated towel rail.



Within the grounds of the development is a play area for children and a pathway leads down the riverbank.

There are boat moorings (tidal) associated with the development which are available for an additional fee.



### **GENERAL REMARKS AND STIPULATIONS**

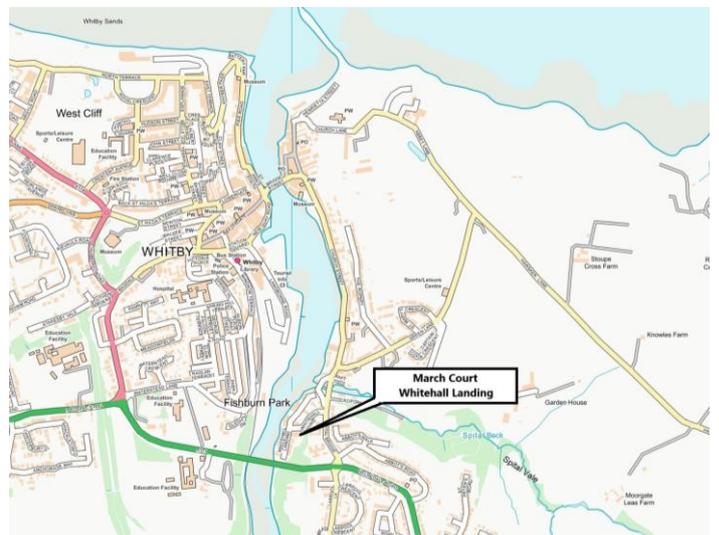
**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Method of Sale:** The property is offered for sale by negotiation, and the contents of the property can be made available by additional negotiation.

**Services:** The apartment is connected to metered mains water, electricity and drainage. The property has electric heating and a full electrical check has been carried out prior to marketing.



**Directions:** From the town centre, head over the swing bridge onto the east side of the river Esk and then follow Church Street down the side of the harbour towards the newer high level bridge. As the road starts to rise up you will find the entrance to Whitehall Landing on your right hand side. Drive down into the development and March Court is the first building on the left hand side. There is a car park to the rear and the property has a dedicated, numbered parking space. There is also a further 12 visitor places around March Court. See location Plan.



**Council Tax:** Band 'A' approx. £1,612 for 2025-6. North Yorkshire Council. Tel 01723 232323

**Tenure:** Leasehold with the residual of a 997 year initial term. A service charge of approx. £1,247 per annum covers communal maintenance and insurance.

**Postcode:** YO22 4FN

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	67 I
39-54	E		
21-38	F		
1-20	G		



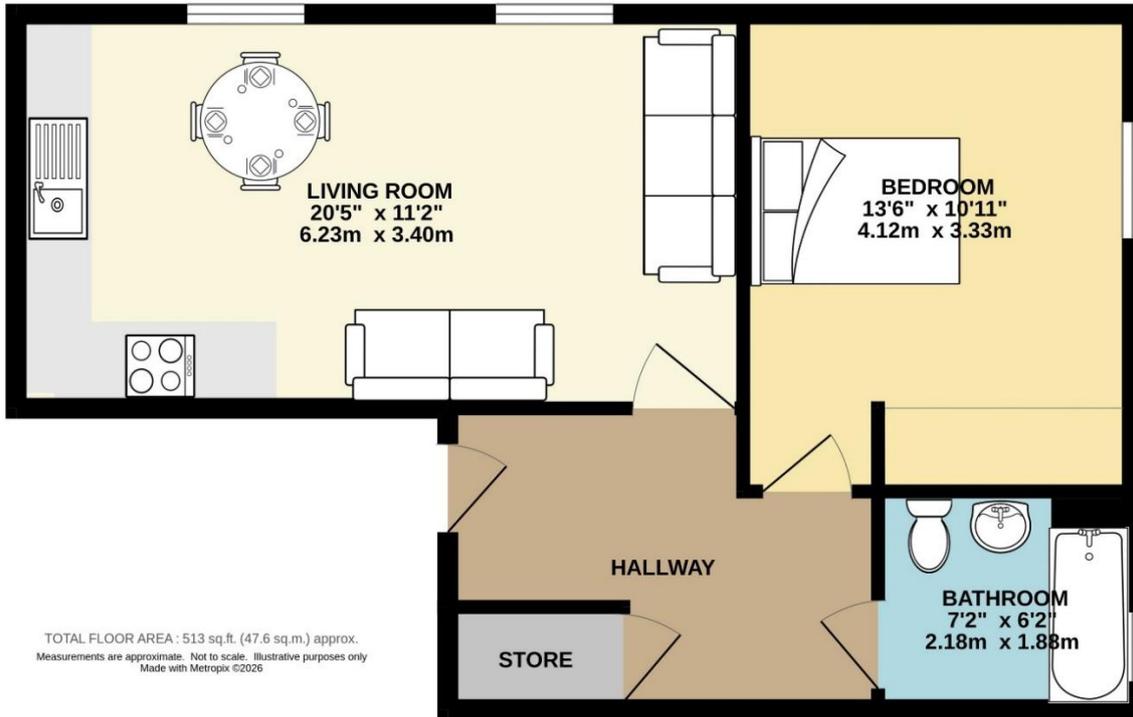
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**IMPORTANT NOTICE**

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.

