





Flat 1, Amber Street, Saltburn-By-The-Sea TS12 1DT

manners & harrison

welcome to

Flat 1 Amber Street, Saltburn-By-The-Sea

The property offers an exciting opportunity for those considering a holiday let investment. Rental projections indicating a potential gross annual income of approximately £24,700, based on an average nightly rate of circa £106, with particularly strong demand during the peak summer season.

Kitchen/Living Area
20' x 13' 5" (6.10m x 4.09m)
Laminate style flooring, breakfast bar, induction hob, electric oven, integrated fridge and freezer. sink unit, stainless steel splash-back, ceiling spotlights.



Hallway
Providing access to rear accommodation.

Bedroom 1
13' 11" x 8' (4.24m x 2.44m)
Double bedroom giving access to en suite shower room via sliding barn-style door.

En Suite
Shower cubicle, vanity style wall mounted wash hand basin, heated silver chrome towel style radiator, low level flush WC.

Bedroom 2
13' 5" x 9' 10" (4.09m x 3.00m)

Bathroom
Panelled bath with over bath shower, heated silver chrome towel style radiator, wall mounted vanity style wash hand basin, low level flush WC.



Externally
Allocated outdoor space & private parking.

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note:
Some photos are used for illustrative purposes, viewing is highly recommended.





view this property online mannersandharrison.co.uk/Property/MAR112405

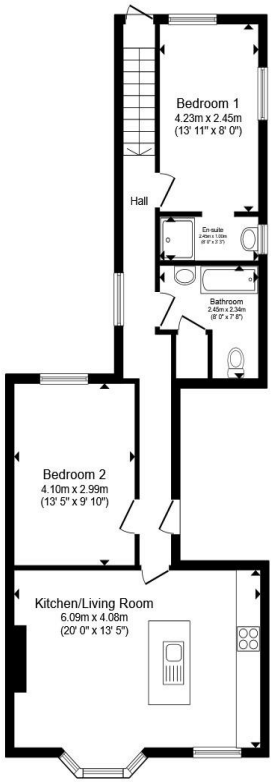
welcome to

Flat 1 Amber Street, Saltburn-By-The-Sea

- Includes a share of freehold
- Ideal holiday let or coastal bolthole
- Sea views from bay window
- Potential holiday let opportunity with projected gross income of circa £24,700 per annum
- Moments from the beach, cafes & restaurants

Tenure: Leasehold EPC Rating: C
Council Tax Band: Deleted Service Charge: Ask Agent
Ground Rent: Ask Agent
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£237,500



Total floor area 68.3 m² (735 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

manners & harrison

view this property online mannersandharrison.co.uk/Property/MAR112405

The Property Ombudsman

Property Ref:
MAR112405 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

manners & harrison

01642 311133

Marton@mannersandharrison.co.uk

30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX

mannersandharrison.co.uk

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.