



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

15 FAIRWAYS COURT UPGANG LANE, WHITBY

Whitby town centre approx. ½ mile



A ONE BEDROOM GROUND FLOOR FLAT IN THIS BEAUTIFULLY PRESENTED, PURPOSE BUILT, RETIREMENT DEVELOPMENT SITUATED ON THE EDGE OF TOWN, CLOSE TO THE CRICKET FIELD AND A SHORT DISTANCE FROM THE SHOPS ON THE PARADE AND THE PATHS ALONG THE TOP OF THE WEST CLIFF.

THE SCHEME IS DESIGNED FOR OLDER BUYERS, WHO MUST BE OVER 60 YEARS OLD AND HAS COMMUNAL FACILITIES, ALONG WITH A 24 HOUR WARDEN SERVICE.

Accommodation:

Communal Facilities: Entrance Hallway, Lounge, Visitor Suite, Laundry, Lift, Gardens and Parking

Private Accommodation: Hallway, Bedroom, Store, Shower Room, Living Room, Kitchen. Patio Area.

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PARTICULARS OF SALE

This is a modern, self-contained, 1 bedroom, ground floor flat, positioned on the east elevation of the building with windows and glazed double doors facing into the gardens looking towards the adjacent cricket ground.

These flats are specifically designed for older residents and a covenant restricts occupation of the properties to mature residents. There is a house manager and care-line facility available 24 hours a day, 7 days a week, for peace of mind.



Lifts give level access throughout the building. Although only a one bedroom apartment, there are guest suite facilities available on the site. Other facilities include communal gardens, lounge and laundry. There is also private parking available on a first come, first served basis.

Approached from the car park, the main front doors open into an entrance vestibule, with further doors leading into...

Communal Entrance Hall: The communal entrance hall has access to the communal lounge area, the lifts and other amenities. Apartment 15 lies on the ground floor towards the end of corridor off to the right of the entrance hall.

Apartment 15

From the hallway, the entrance door into the flat opens into...



Hallway: The hallway has a recessed cupboard housing the electric hot water cylinder and offers storage space. Fitted carpet, ceiling cornice, alarm system. Doors open to ...



Living Room: 22'10 x 10'9 The irregularly shaped living room has a uPVC double glazed double doors opening out onto a small east facing patio in the gardens. The focal point of the room is a moulded fireplace feature with an electric fire unit. Fitted carpet, electric night storage heater, ceiling cornice. Glazed double doors open through to ...



Kitchen: 8'0 x 7'7 The kitchen has a uPVC double glazed window, part tiled walls and is fitted with a range of laminated cabinets with laminate worktops. Fittings include an electric hob, fan oven, cooker hood, integral fridge and freezer, stainless steel sink unit. Ceiling cornice, vinyl flooring.



Bedroom: 19'4 x 8'11 The bedroom has a uPVC double glazed window also to the west aspect. Fitted carpet, ceiling cornice, electric night storage heater. Built-in wardrobe with bi-folding mirror fronted doors.



Shower Room: 6'8 x 5'3 The bathroom has a modern suite of fittings including a large shower cubicle with thermostatic bar mixer shower fitment, basin with vanity cupboard and low flush WC. Vinyl flooring, tiled walls, ceiling cornice, shaver light and socket, extractor fan, electric heated towel rail and electric fan heater.



Communal Facilities

Communal Lounge: Comfortably furnished and having a kitchen with a range of units and tea & coffee making facilities.

Laundry: Having a range of washing machines and separate dryers, which are raised for easy loading and unloading.

Guest Suite: Having an en-suite shower room, television, tea & coffee making facilities and double glazing

Outside: There are communal gardens with seating areas. Parking is available on site.

Emergency Call: There are emergency pull cords throughout the apartment which connect to 'Care Line' who can contact paramedics, fire brigade etc.

House Manager: The House Manager can confirm the services and facilities available on site. Tel: 01947 606223.

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.

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.



Directions: From our offices, head back out of town towards Sandsend along Uppgang Lane and Fairways Court lies on your right hand side, adjacent to the cricket ground. See location plan.

Services: The apartment is connected to mains water, drainage and electricity. Heating is provided by electric night storage heaters.

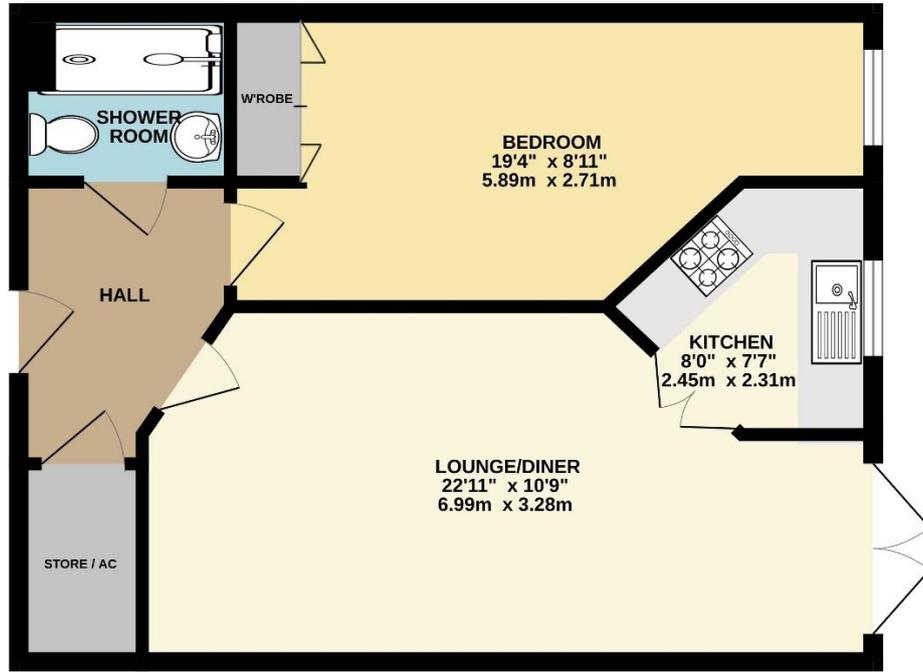
Council Tax Banding: Band 'B' approx. £1,881 payable for 2025/6. North Yorkshire Council. Tel 01723 232323.

Tenure: We are advised that the property is held leasehold. There is an age restriction of 60 years for a single person or an average of 55 years for a couple. We are informed that the property is subject to a 125 year lease and that the current six months service charge is **£1,557.89** and the ground rent is **£395.00** per annum.

NB. Occupants at these properties should be capable of living an independent lifestyle.

Post Code: YO21 3JY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

TOTAL FLOOR AREA: 502 sq.ft. (46.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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