



RICHARDSON & SMITH

Chartered Surveyors

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FLAT 5, 12 THE ESPLANADE, WHITBY



POSITIONED JUST YARDS FROM THE CLIFF TOP, CONVENIENT FOR THE TOWN AND THE BEACH, THIS SPACIOUS THIRD FLOOR, 3 BEDROOM FLAT LIES IN A BUILDING THAT WAS FULLY REFURBISHED IN 2010 AND STILL FEELS LIKE NEW. WITH VIEWS OUT TO SEA OVER THE PIERS, THIS COULD BE AN IDEAL HOLIDAY LET OR SECOND HOME AND NEEDS TO BE VIEWED.

Communal Entrance Lobby, Hallway, Stairs and Landings. Private Lobby & Hallway, Living Room, Kitchen.
2 Double & 1 Single Bedroom, House Bathroom, En-suite Shower & En-suite Cloakroom.

Offers in the region of: £275,000

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

If you want a seaside holiday home, then you want views, a handy position for the beach and town and you want the peace of mind that comes with something you can lock up and leave – this could be the property for you.



Set close to Clara's on the clifftop, there are views out to sea, over the piers from the living room window and views over the rooftops to the Abbey from all the front facing rooms.

This whole building was redeveloped in 2010 and the flat and the communal areas of the building have been well maintained since. The property feels like new and has modern fixtures and fittings, uPVC double glazed windows throughout. The tenure means that the flat owners control the management of the building and both holiday letting and pets are permitted.

Apartment 5 lies on the third floor of the building, giving it some of the best views and well above the street level.

From the doorway, a lobby leads through to a smart staircase, with windows to the rear, leading up to the third floor landing where the entrance to the flat opens into:

Entrance Lobby – with polished wooden floor and coat hooks, an inner door opens into ...

Hallway – a broad central hallway with modern oak fire doors opening to ...



Living Room – a huge reception room with a window facing to the front giving sea and Abbey views plus a wide archway linking to the kitchen. The lounge area has an electric fire unit.



Kitchen – fitted with a modern range of units including integral appliances, the kitchen also has a window to the front giving views of the Abbey. Appliances include a concealed dishwasher, washer-dryer, fridge-freezer, oven hob and cookerhood.



Master Bedroom - a spacious double with Abbey views from the window.



Guest Bedroom Suite - The second bedroom is a smaller double, also with Abbey views, but has an en-suite attached including a WC, wash hand basin, fully tiled floor/part tiled walls and a heated towel rail, shower cubicle with multijet spray heads, a radio and even a steam function.

Bathroom - The house bathroom has a modern white suite including a shower bath with a curved glass screen, WC and wash hand basin.



Bedroom 3 - The third bedroom is a single, with bunk beds and has a window to the rear, plus an ensuite cloakroom with a low flush WC and wash hand basin.

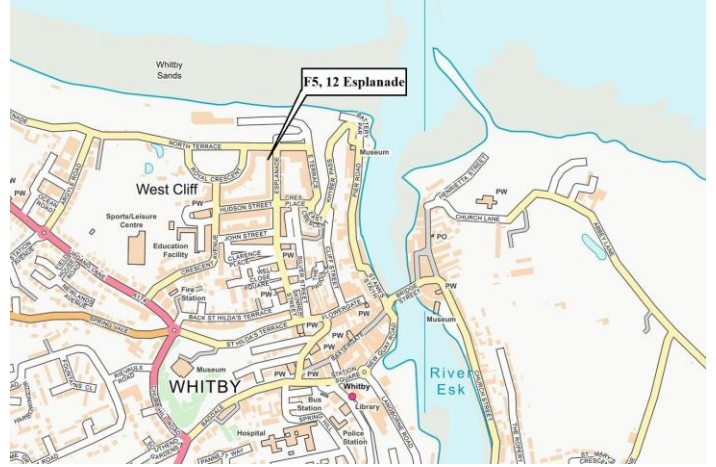


The property is very well-presented with attractive, simple décor. The contents of the property could be purchased in situ, save for some personal effects that the owners would want to take.



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, drive west along Bagdale, turning right at the mini-roundabout and going up Chubb Hill. At the next roundabout, take the second exit onto Uppang Lane and then take the first right onto Crescent Avenue. Drive along and then take the second right onto Hudson Steet / Abbey Terrace and when you reach the crossroads, turn left onto West Terrace/ The Esplanade. No.12 lies on your left hand side just before the end nearest the sea. See also location plan.

Tenure: The property is understood to be held leasehold with a term of 150 years from 2010. The freehold of the building is held by a company in which each leaseholder has a share, meaning that the building is self-governed. There is a service charge, currently £600 per year, including building insurance which is agreed between the residents of the flats, at the AGM each year. Commercial holiday letting and pets are allowed in the building.

Services: The property is connected to mains water, electric and sewerage. Electric thermostatically wall heaters with timers. Insulated and pressurised hot water cylinder.

Council Tax: The flat is band C for council tax with approx. £2150 payable for 2026/7. North Yorkshire Council 0300 1312131

Post Code: YO21 3HH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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