



## 37 FAIRWAYS COURT, UPGANG LANE, WHITBY

*Whitby town centre approx. ½ mile*



**A ONE BEDROOM SECOND 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 WALKS 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.

**Guide Price: £130,000**

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## **PARTICULARS OF SALE**

This is a modern, self-contained, 1 bedroom, second floor flat, positioned on the rear of the building with windows facing north and west overlooking the rear gardens of the scheme.

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 two 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 37 lies on the second floor, accessible via the stairs or by lift and is positioned on the left hand side of the corridor lying to your left as you exit the lift.

### **Apartment 37**

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, electric night storage heater. Doors open to ...



**Living Room: 22'10 x 10'10** The irregularly shaped living room has a uPVC double glazed window to the west aspect looking out over 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: 19'2 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: 7'0 x 5'6** 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.

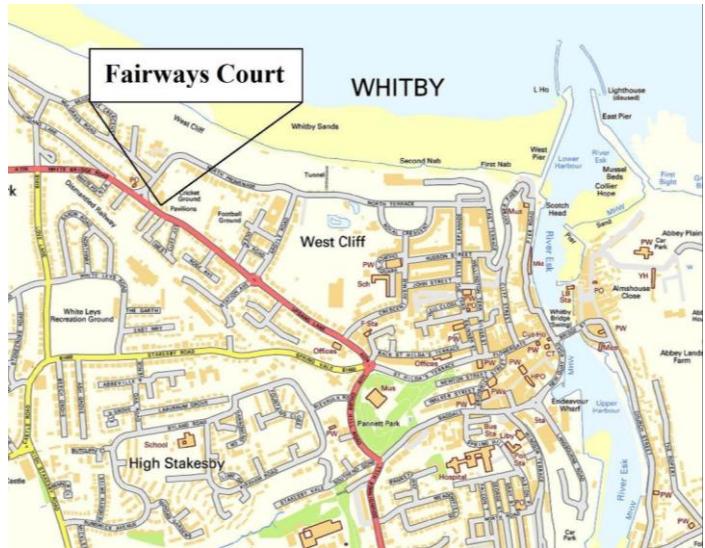
**Emergency Call:** There are emergency pull cords throughout the apartment which connect to 'Care Line' who can contact paramedics, fire brigade etc.

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



### 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 Upgang 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. £1,776 payable for 2024/5. 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		82 B
69-80	C		80 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.



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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