RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

APARTMENT 1, RUNSWICK LODGE
40 HINDERWELL LANE, RUNSWICK BAY

Whitby approx. 9 miles *Hinderwell 1 mile* *Staithes 2 miles*

A BEAUTIFULLY PRESENTED 3 BEDROOM, GROUND FLOOR APARTMENT WITHIN THIS PURPOSE-BUILT BLOCK OF JUST 4 APARTMENTS. WITH SPACIOUS COMMUNAL GARDENS AND PRIVATE PARKING, SET IN THE UPPER VILLAGE OF RUNSWICK BAY, THIS PROPERTY IS IDEALLY SUITED TO A VARIETY OF BUYERS INCLUDING PERMANENT RESIDENTS, PRIVATE HOLIDAY HOME OR FOR HOLIDAY LETTING.

Accommodation:
Communal Gardens and Car Parking. Communal Entrance Hallway.
Private Hallway, Living Room, Kitchen, 3 Double Bedrooms, Bathroom.

OFFERS OVER: £199,950

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

RICS

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The Property Ombudsman

Partners: Robert C Smith Ian K Halley FRICS James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

This generously proportioned 3 bedroom ground floor flat lies in this purpose built block on the outskirts of the upper village of Runswick Bay. The scheme includes just 4 apartments.

From the communal car park, a part glazed door opens into …

Communal Entrance Hallway: With a part glazed doors and screen opening into the front garden and a door to the rear. A door opens into Flat 1.

Private Inner Hallway: A spacious hallway with a broad recessed storage cupboard with built-in shelves and hanging rails, plus an airing cupboard housing the lagged mains pressure hot water cylinder and a further storage cupboard. From the hallway doors open into …

Lounge: 15'9 x 12'10 (max) The lounge has a wide double glazed window with double doors opening to the front onto the patio in the garden and a further window to the side. With plenty of space for seating and for a formal dining table and chairs.

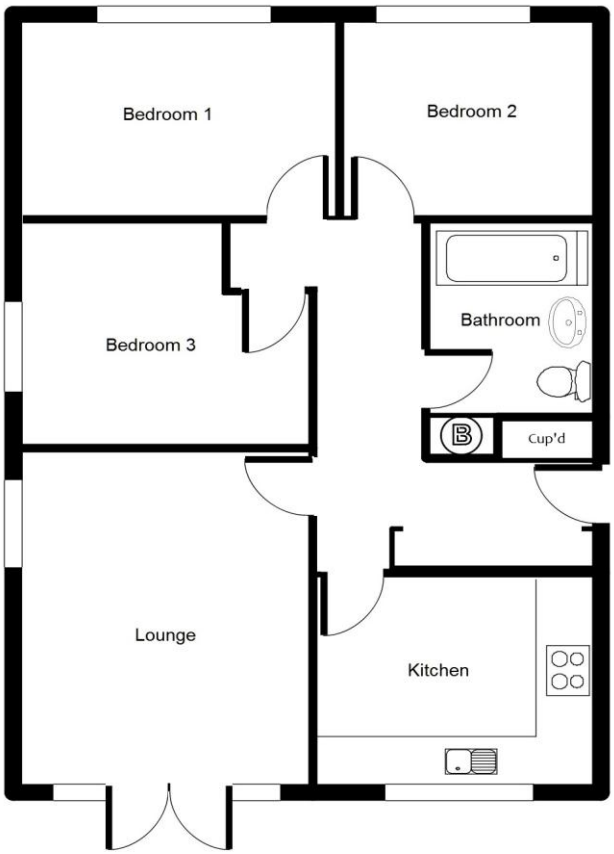
Kitchen: 9'0 x 8'5 A recently re-fitted kitchen with a window looking out over the front gardens and a suite of cabinets with laminate worktops. The kitchen units include a stainless-steel sink unit, integral oven, hob, cooker hood and automatic dishwasher.

Bedroom 1: 12'4 x 8'9 A double bedroom with a wide window looking out to the rear.

Bedroom 2: 8'11 x 8'10 A further double bedroom with a window to the rear.

Bedroom 3: 12'4 x 8'11 max Another double / twin bedroom with a uPVC double glazed window facing to the side.

Bathroom: 6’8 x 5’8 The bathroom has tiled walls and vinyl flooring and is fitted with a white suite comprising a panel bath with electric shower over and glazed shower screen, a wash basin set in a vanity unit and a low flush WC with concealed cistern. Extractor fan and an electric towel rail.

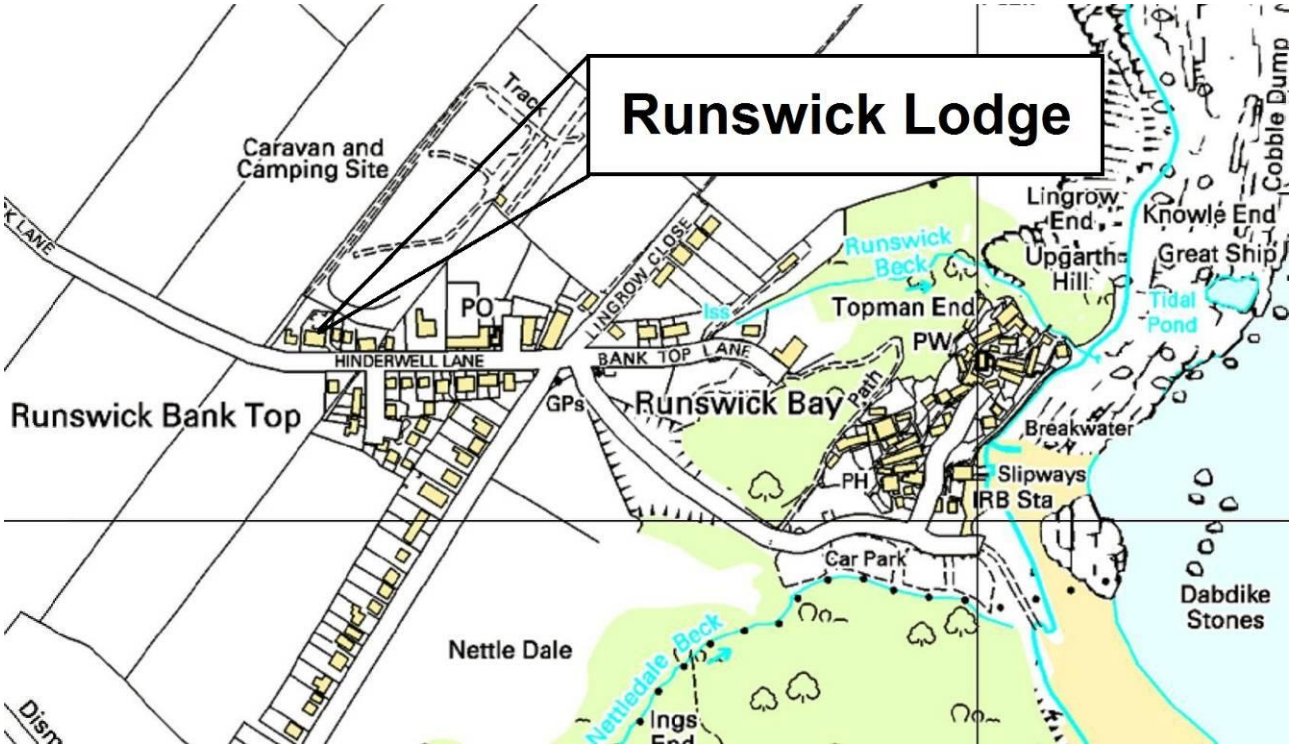


Outside

The property is set in generously proportioned communal grounds laid principally to lawns bounded by a high hedge at the front and a close boarded fence at the rear.

There are seating areas within the garden including a private paved patio area immediately in front of the glazed doors of the apartment’s living room.

There is a communal parking area at the rear of the building which provides private parking.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. Interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to making an appointment to view.

Tenure: The property is held long leasehold with a self-managed freehold controlled by the owners of the flats. Pets and holiday letting are allowed.

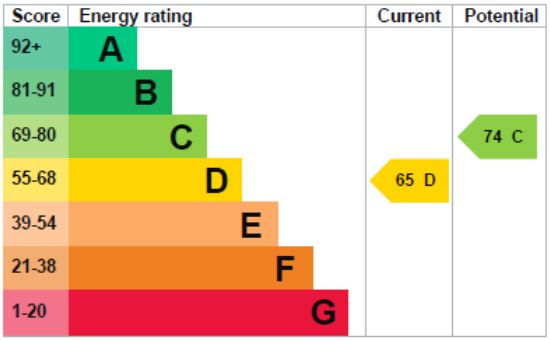
Service Charge: A monthly service charge of £XX pcm is payable in respect of insurance and repairs and maintenance of communal areas.

Directions: From Whitby head north along the coast road towards Saltburn on the A174. Runswick Bay lies approximately 9 miles northwest of Whitby. Turn right from the main road and enter the village. At the T-junction turn left towards Hinderwell and Runswick Lodge lies on your right hand side where marked by the Richardson and Smith 'For Sale' board. The communal car park lies to the rear of the building.

Services: The property is connected to mains water, electricity and drainage. Heating is provided by modern electric Dimplex Quantum storage heaters.

Local Taxation: The property is assessed for business rates with a rateable value of £3,500 per annum. Reliefs of up to 100% are available. Formerly council tax band 'B'. North Yorkshire Council. Tel 01723 232323.

Post Code: TS13 5HR (T)



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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