

# RICHARDSON & SMITH

Chartered Surveyors

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## FLAT 4, GROSVENOR HOUSE 1 CRESCENT AVENUE, WHITBY

*Whitby town centre approx. 1/2 mile*



**A SPACIOUS AND WELL-PRESENTED 2 BEDROOM FLAT LOCATED ON THE THIRD FLOOR OF THIS ATTRACTIVE LIFT SERVED BUILDING. SITUATED JUST OFF ROYAL CRESCENT, CLOSE TO THE WEST CLIFF, BEACH AND A SHORT WALK FROM THE TOWN CENTRE, THIS WOULD BE A FANTASTIC HOME OR COASTAL BOLT-HOLE.**

Accommodation:

Communal Entrance Hallway, Lift and Stairs.  
Hallway, Lounge, 2 Double Bedrooms, Kitchen, Bathroom, Separate W.C.

**OFFERS ON: £195,000**

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

## PARTICULARS OF SALE.

A spacious and well-proportioned 2 bedroom flat in a great position to enjoy all that the town has to offer. With sideward views to the sea and others out over the town, the flat is a short stroll from the centre of town or the beaches, this flat could be an ideal first or second home or weekend bolthole providing somewhere to unwind.

Approached from the road running along the terrace, a wrought iron gate gives access to the panelled traditional front door into the communal area of the building with a nicely presented period hallway and stairs with the access to the lift to the rear and door to the communal yard to the rear Flat 4 is accessed off the third-floor landing. An entrance door opens into ...

**Hallway:** The long entrance hallway has a wood laminate floor, a feature window allowing light from the landing in and panelled doors opening to all the rooms. Door entry phone.



**Lounge:** A spacious room with focal coal effect gas fire with a modern Adam's style surround with composite marble inlay. Large double-glazed window with sideward views of the sea.



**Bedroom 1:** A double room, again with a uPVC double glazed window to the front. Currently used as an office.



**Bedroom 2:** A double bedroom with a uPVC double glazed window to the front. The gas central heating boiler is situated here within a recessed cupboard.

**Bathroom:** The bathroom offers a modern white suite comprising a full panel bath with tiled surround and electric shower & screen over and a pedestal wash hand-basin. There is a large useful storage cupboard.

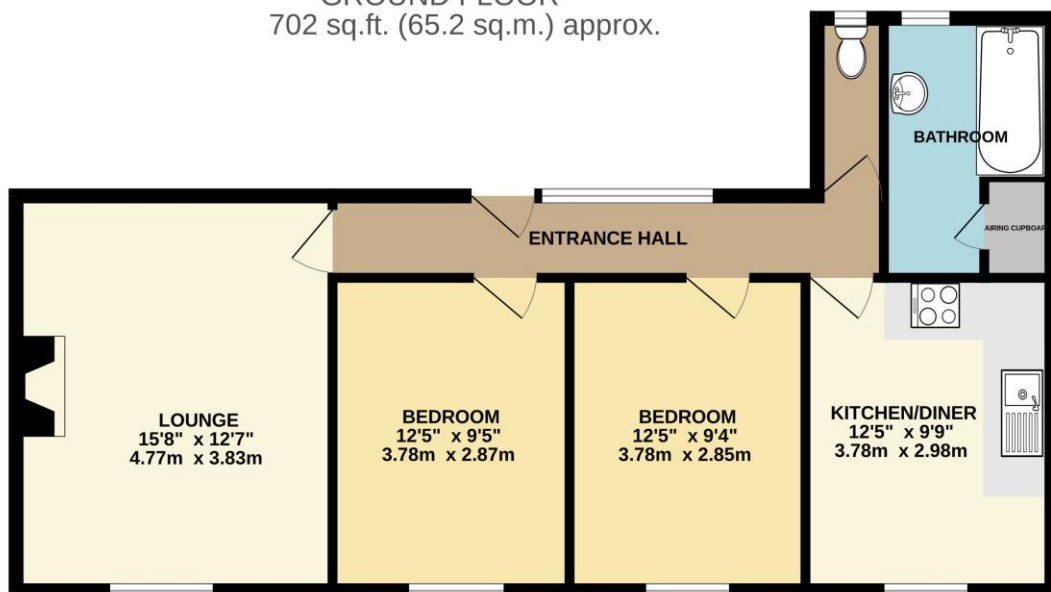
## Separate W.C



**Dining Kitchen:** Having modern base units with laminated working surfaces, inset stainless steel sink unit, tiled splash-backs and matching wall cupboards over. There is an integral electric oven with ceramic hob and extractor hood over, integral fridge and plumbing for an automatic washing machine.



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



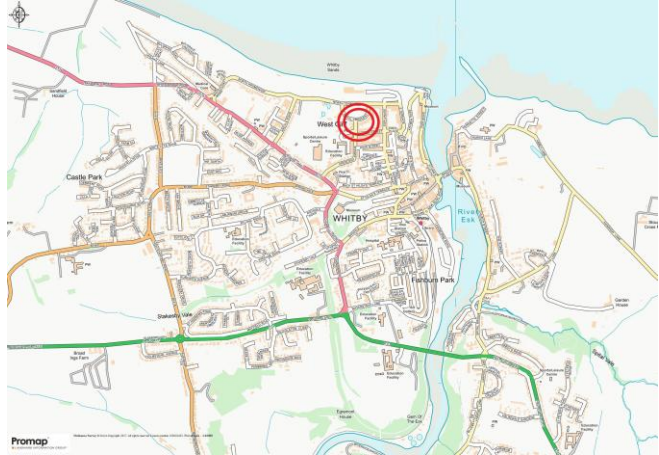
TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## GENERAL REMARKS AND STIPULATIONS

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

**Method of Sale:** The property is available to include the contents and forward bookings, as a going concern, if desired. The property is currently marketed as a holiday letting under the name 'Seabreeze Retreat'.

**Directions:** From our offices, by car, head up Bagdale and turn right onto Chubb Hill, taking the second left at the next roundabout onto Upgang Lane. Turn right after 100 yards onto Crescent Avenue. Follow the street to the end with the property being on the right-hand side just as you approach Royal Crescent



**Tenure:** Leasehold. The lease is for 999 years from 21 December 1979. Maintenance charge for 2026 is £1200 per annum, including buildings insurance. N.B Under the terms of the lease commercial holiday letting is NOT permitted.

Please note that each flat has an equal share of the Freehold. Ground rent is £10 per annum. Pets are permitted.

**Services:** The property is connected to mains water, electricity, gas and drainage.

**Local Taxation:** The property assessed in Tax Band A. North Yorkshire Council Tel 01723 232 323.

**Post Code:** YO21 3EQ

### 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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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