



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## APARTMENT 5, 38 ANCHORAGE WAY

*Whitby Town Centre approx. ½ mile*



**A BEAUTIFULLY PRESENTED, SPACIOUS, TOP FLOOR 2 BEDROOM APARTMENT, SET OVERLOOKING WHITBY TO THE LOWER ESK VALLEY. FITTED TO AN EXCEPTIONAL STANDARD AND PREVIOUSLY A SUCCESSFUL HOLIDAY LET. THIS STUNNING APARTMENT HAS ALLOCATED PARKING AND SHOULD BE VIEWED TO BE FULLY APPRECIATED.**

Allocated Parking Space and Visitor Spaces. Communal Entrance, Stairs and Landing.  
Entrance Hallway, Living Room with Juliet Balcony,  
Kitchen, 2x Double Bedrooms, Bathroom, Boarded out Spacious Loft with Light

**Guide Price: £220,000**  
**(Contents Available By Separate Negotiation)**



## **PARTICULARS OF SALE**

This two-bed apartment located within a modern block on the western edge of Whitby. Having stylish fixtures and fittings, a spacious layout and an allocated parking space (a rarity in Whitby), this apartment would make an excellent buy-to-let investment. Having previously been a popular holiday let, the property could also lend itself to many uses, including a spacious and comfortable second/holiday home or permanent residence



Just a short walk from Whitby's town centre, as well as the beach and coastline being in easy reach, the location is ideal with schools and amenities close by. Nearby roads branch off in all directions out of the town making access out of Whitby easy. This well maintained and superbly presented apartment should be high on any discerning buyers list..

From the car park a communal entrance door opens into a hallway with staircases giving access to the second floor landing, where Apartment 5 lies. There is also a further entrance door which accesses the front of the property.

The entrance door for the apartment opens into a hallway with a carpeted floor and doors opening off to all the rooms. Within the hallway there is an access hatch and drop down ladder to a lit, boarded out and spacious loft. As well as 2 spacious storage cupboard.

**Living room:** A good sized room the sitting area offers views over open countryside from the glazed double doors with a Juliet balcony.



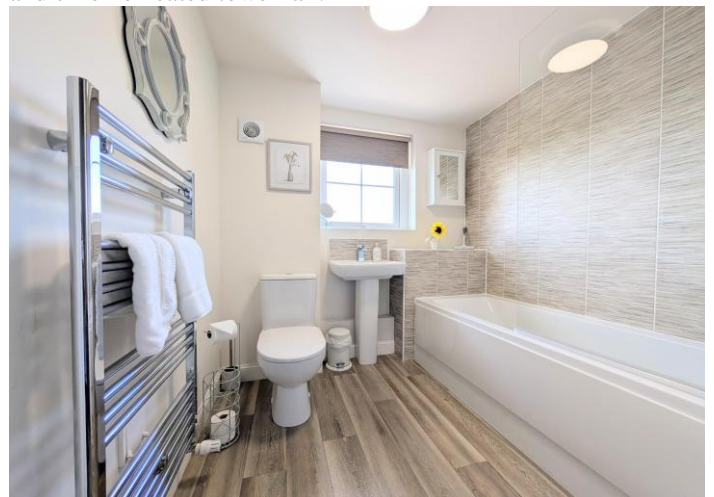
**Kitchen:** Having modern cream shaker style units with laminated working surfaces and splashbacks. There is the full range of integral appliances including gas hob with stainless steel extractor over, electric oven, fridge freezer, dish washer and automatic washing machine.



**Master Bedroom:** A generously proportioned light double room with window facing east wards towards the Esk and an a further south facing side window



**Bathroom:** Tiled and fitted with a white suite including bath with shower over, a WC and a wash hand basin. Extractor fan and chrome heated towel rail.





**Bedroom:** Again a double sized but has been furnished with twin single beds and has 2 windows one facing over the parking area.



There is allocated parking for the apartment and a number of unallocated spaces for visitors. There are communal gardens surrounding the property which are for the use of residents with access nearby to the Cinder track



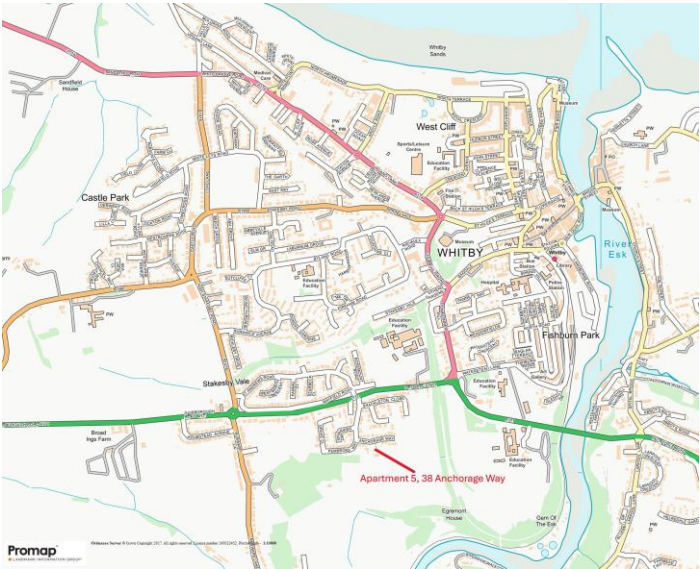
**GENERAL REMARKS AND STIPULATIONS**

**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.

**Services:** The apartment is connected to metered mains water, electricity, gas and drainage. The property has gas central heating.

**Directions:** From the town centre, head back up Bagdale, bearing left up Prospect Hill to the traffic lights at the top. Turn right onto Mayfield Road, then taking the next left turn onto Pembroke Way. Take the second left onto Anchorage Way, continuing along towards the end, taking the 3<sup>rd</sup> right onto Endurance Way. Full the road around to the car park serving the block. See location Plan.

**What3words:** sugar.holds.subplot



**Council Tax:** The property is currently assessed under business rates with a rateable vales of £2600 from April 1<sup>st</sup> 2026. For council tax purposes others in the block have all been given a Band ‘B’ rating. North Yorkshire Council. Tel 01723 232323

**Tenure:** Leasehold with the residual of a 993 year initial term. A service charge of approx. £1,528.42 per annum covers communal maintenance and insurance. There is an annual ground rent of £181

**Postcode:** YO21 1AL

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.*





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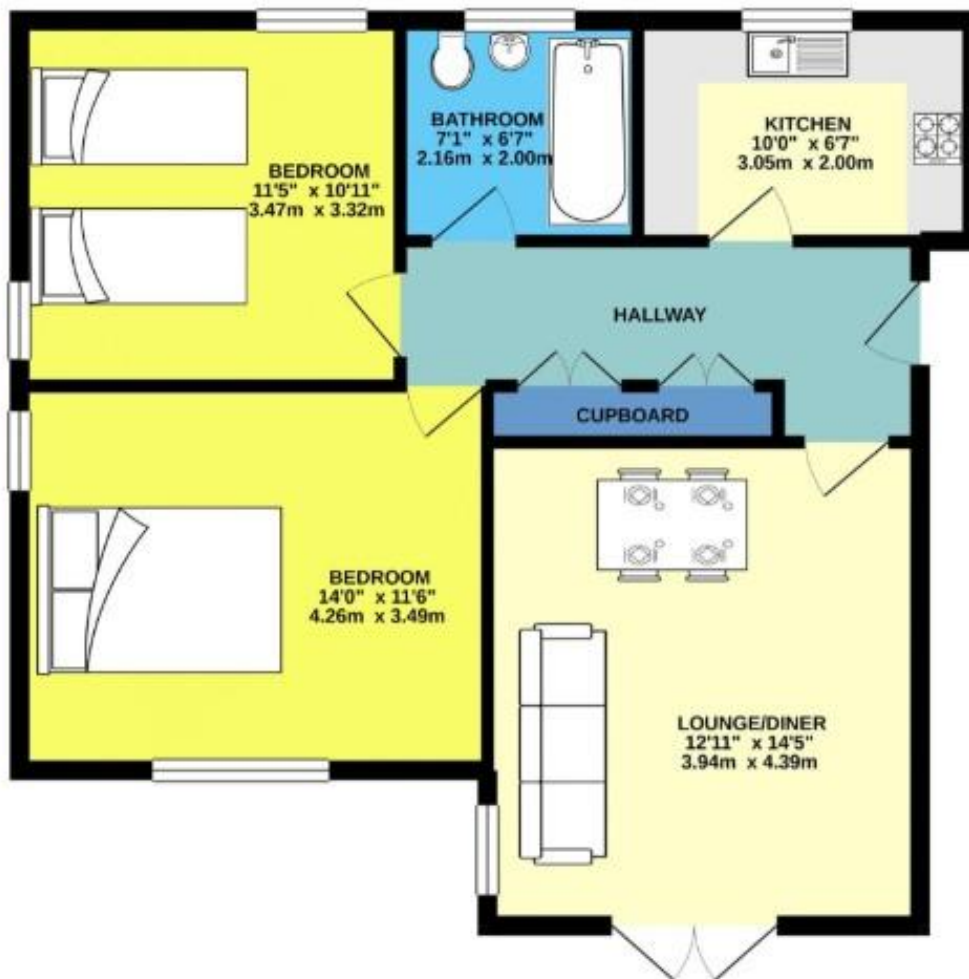
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## GROUND FLOOR 671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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