



RICHARDSON & SMITH

Chartered Surveyors

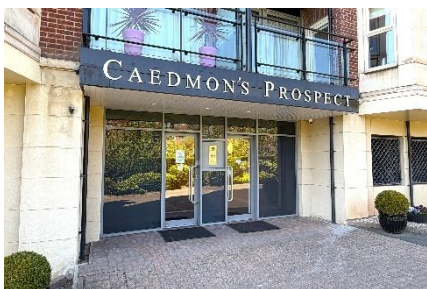
Auctioneers

Valuers

Estate Agents

Apt. 25, CAEDMON'S PROSPECT, WHITBY

Whitby Town Centre ¼ mile



THIS STUNNING 2-BEDROOM LUXURY APARTMENT SITS ON THE THIRD FLOOR OF CAEDMON'S PROSPECT, A MODERN PURPOSE-BUILT DEVELOPMENT OVERLOOKING BEAUTIFUL PANNETT PARK. SPACIOUS AND EXCEPTIONALLY WELL-MAINTAINED, THIS PROPERTY OPERATED AS A SUCCESSFUL HOLIDAY LET. THE APARTMENT LIES WITHIN WALKING DISTANCE OF WHITBY TOWN CENTRE AND ITS MANY POPULAR AMENITIES.

Accommodation:

Communal Entrance Hall, Lift, Stairs, and Landings. Private Hallway, Open Plan Living Room with Kitchen, Balcony, Master Bedroom with En Suite, Double Bedroom, and House Bathroom.
Designated Parking Space in Secure Undercroft Car Park. Communal Grounds and Visitor Parking Spaces.

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Situated just a short stroll from Whitby town centre and the West Cliff, it is easy to see why Caedmon's Prospect is such a sought-after location. Built as a premium development by Kebbell Homes and managed to an excellent standard, Caedmon's Prospect showcases spacious and high-quality apartments which serve equally well as primary residences, second homes, or lucrative holiday lets.

The property is exceptionally well-appointed throughout, including resident-only access to the large, clean, and well-maintained communal areas. A lift service, stairs, mailboxes, secure undercroft parking (with designated parking space), gardens and plentiful visitor parking are all included.

Entrance to the building is via secure double doors, with a telephone entry system, which opens into a spacious lobby, with individual post boxes for each flat, before leading through to an inner hallway with lifts and stairs leading to all floors. Apartment 25 sits at the front of Caedmon's Prospect on the third floor.

The property features over 900 sq.ft with excellent front-facing views towards Pannett Park and surrounding vistas. The apartment is fully double-glazed and has modern electric heating. There is plenty of natural light thanks to large windows in each of the main rooms.

From the communal hallway, the private entrance door opens into a hallway with a spacious airing cupboard, which holds the high-pressure hot water system, and a cloaks cupboard with additional storage. Doors from here open to all the rooms in the apartment.



Off the hallway is the modern, open-plan combined living room/kitchen/diner. The room has large windows with a sliding

patio door to the front opening onto a balcony overlooking the floral clock of Pannett Park, which houses Whitby Museum and Art Gallery.

The sitting area lies nearest to the balcony and is spacious, light and airy, with plenty of room for a couple of sofas and all that you would usually expect of a lounge.



The kitchen area features high-gloss units with built-in oven and hob with extractor hood over set in a peninsular feature that helps to divide the areas in the room. The kitchen also has other concealed equipment including a fridge/freezer, washer/dryer, and dishwasher.



Adjacent to the kitchen, at the back of the room is a dining area with space for a formal table and chairs comfortably capable of seating 4 for dinner.



Further down the hall is the half-tiled family bathroom suite, which contains a bath with shower over, washbasin, large mirror, WC, and towel rail.



Next is a double bedroom with windows overlooking the park and a large double wardrobe with generous overhead storage area.



Finally, at the end of the hall, is the spacious master bedroom suite. The double bedroom has windows facing to both the front and side of the building and a built-in wardrobe with additional storage space above.

The fully tiled en suite features a shower, WC, washbasin, mirror, bathroom cabinet, and heated towel rail.

Outside

Caedmon's Prospect is approached off Chubb hill onto a generous tarmac driveway with communal gardens and ample visitor parking.

Secure doors to the undercroft parking are also available for all apartment owners. This apartment is allocated parking space no.42 which is easy to manoeuvre into, lying in the second parking area.

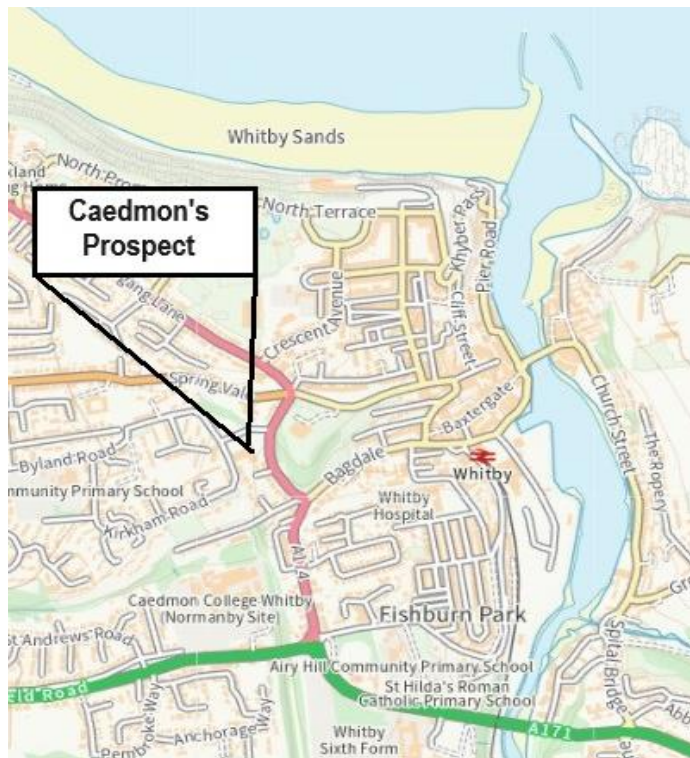
Holiday Letting

The property is currently used for holiday letting and has won a five star award from the agency representing it, for consistent, highly rated performance. It lets under the name 'Time & Tide'.



GENERAL REMARKS AND STIPULATIONS

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



Directions: From the town centre, head through Victoria Square (the bus station) and up Bagdale to the mini-roundabout. Turn right and follow the edge of the park up Chubb Hill. Caedmon's Prospect is halfway up the road on the left. There is visitor parking within the grounds at the front of the building.

Services: The property is connected to mains water, drainage, and electricity. There are electric storage heaters in the flat.

Council Tax: The property is assessed as band C with approx. £2,150, payable for 2026-27. North Yorkshire Council at 01723 232323.

Tenure: The property is held on the residual term of a 999-year lease granted in 2024. Each apartment has a share in the freehold and therefore no ground rent is payable. The service charge for 2026/7 is £2,009.66 to include buildings insurance.

Postcode: YO21 1HF

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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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