



01947 601301



## 21 FAIRWAYS COURT, WHITBY

1 BED FLAT



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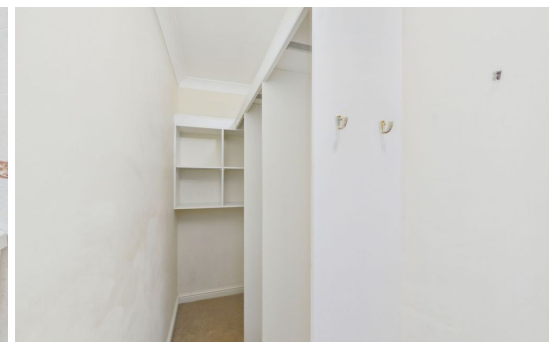
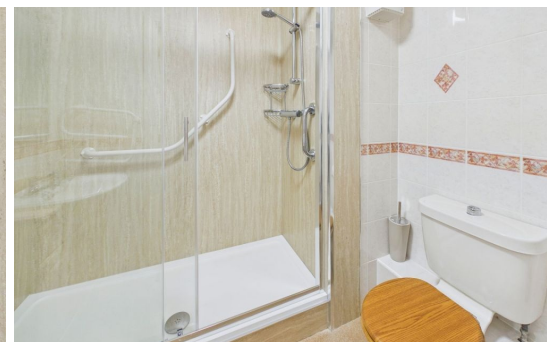
## PROPERTY FEATURES

- Retirement apartment with a balcony and residents parking
- A collection of 49 apartments with communal lounge and gardens
- Open plan accommodation with wide openings
- Lounge/diner with separate kitchen having integrated appliances
- 1 double bedroom with fitted wardrobes and a modern shower suite
- 125 year lease from 2006 with a Ground rent £395 and a Service Charge of £4,021.70 per year which includes maintenance and insurance of the buildings
- Restricted to over 60s and has to be your main residence

Type: **FLAT**  
Availability: **FOR SALE**  
Bedrooms: **1**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **RESIDENTS PARKING**  
Outside Space: **COMMUNAL GARDENS**  
Tenure: **LEASEHOLD**

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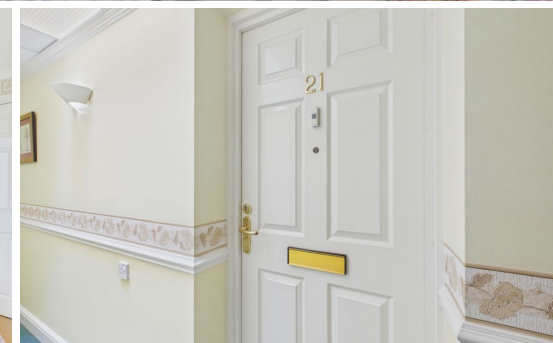
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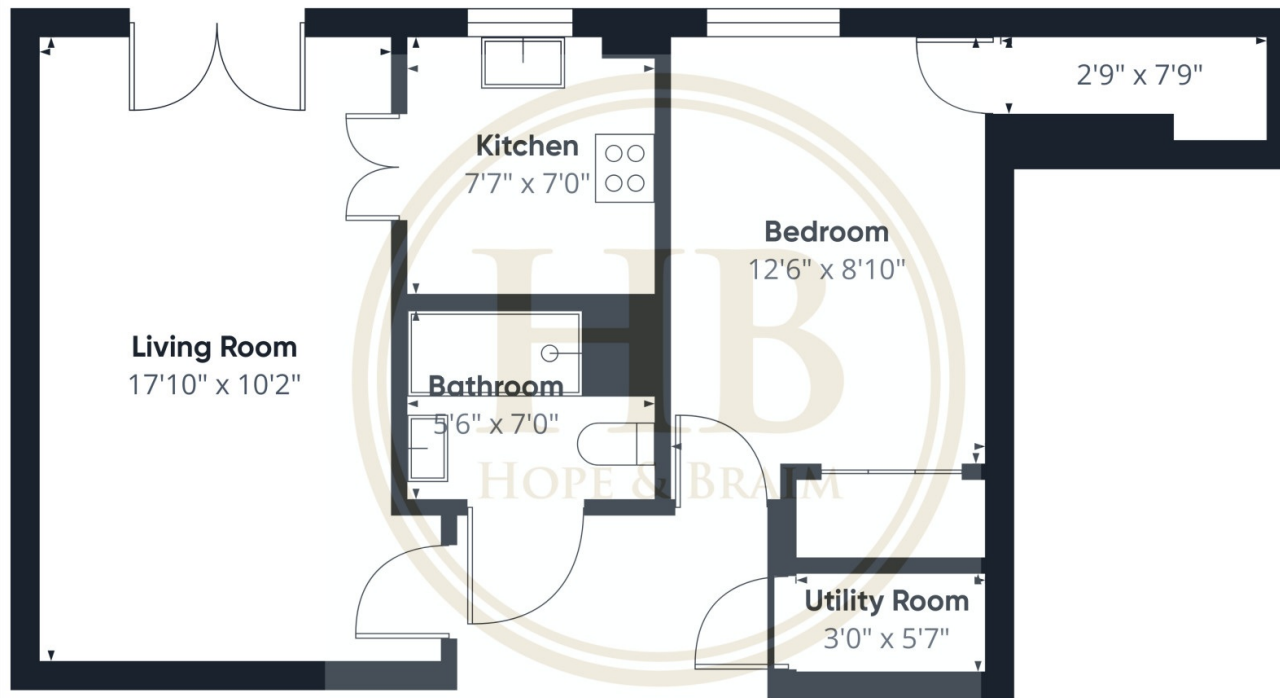
21 FAIRWAYS COURT, WHITBY- 1 bed Flat -£159,000



Hope & Braim are delighted to present 21 Fairways Court to the market. Fairways Court is a collection of retirement apartments with communal gardens and residents parking located within walking distance of local shops and Whitby's Westcliff. Built-in 2006 by McCarthy & Stone this coastal complex was designed for those wanting independent living within a retirement community and having the amenity of communal spaces and optional in-house activities. Apartment 21 is on the first floor which is served by a lift and has the advantage of having a Juliet balcony with a sea view and views of the cricket ground from the living room. The accommodation is well planned with easy mobility in mind by having an open plan layout with wide openings. There is a lounge/diner with double doors leading through to a kitchen with integrated appliances, a double bedroom with built-in wardrobes and an additional walk-in storage room, a spacious bathroom with a newly installed shower suite and an entrance hall with a storage cupboards, all benefitting from having modern electric heating and double-glazing throughout. Within the complex there is a communal lounge on the ground floor where residents can if they choose to meet with friends and family and be involved with a wide range of activities. There is also a laundry and a guest suite for visiting family. Outside there are well-maintained gardens which are sheltered and have outside seating so residents can enjoy the sunshine and sea air.



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Approximate total area<sup>(1)</sup>  
447 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

