

# RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

## ‘KNIGHT’S RETREAT’, 3 VICTORIA PLACE, WHITBY

*Whitby Town Centre*



**A BEAUTIFULLY PRESENTED, 1 BEDROOM APARTMENT LOCATED ON THE EDGE OF THE TOWN CENTRE, SET IN A QUIETER BACK STREET. WITH A HANDY LOCATION AND GREAT SPECIFICATION, THIS IS SURELY A PROPERTY WORTH CLOSER INSPECTION.**

### Accommodation

Entrance Lobby, Living Room including Kitchen, Double Bedroom, Shower Room. Private Patio Area.

**GUIDE PRICE: £160,000**

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### **PARTICULARS OF SALE**

An established holiday letting apartment, Knights Retreat occupies the ground floor level of this grade II listed building positioned in a quieter back street, less than 100 yards away from the centre of the town. This is a great location, handy for the town's many attractions including pubs, shops and restaurants. The property even has access to private on-street parking, a real bonus!

Completely refitted and redeveloped by the current owners over the past couple of years the property is really well specified with fabulous décor and floor coverings, great quality kitchen and bathroom fittings, double glazing and proper gas central heating.



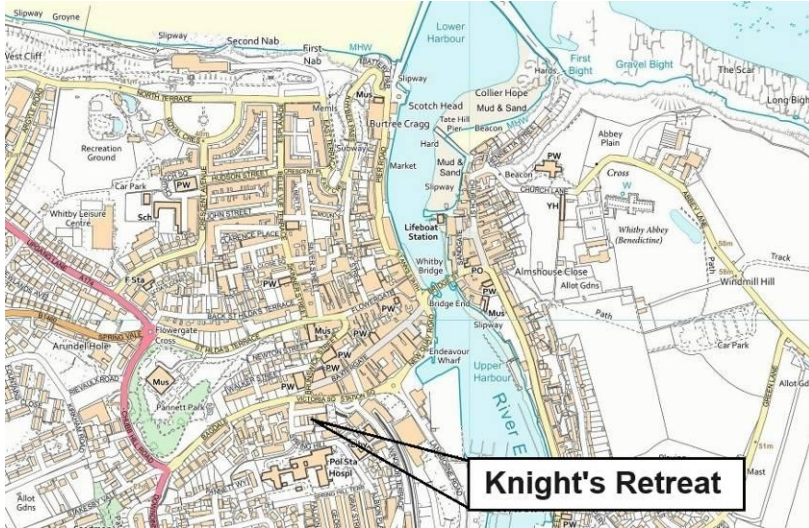
The property has a private patio for relaxing from which glazed double doors open into the open plan living kitchen with breakfast bar and fully integrated appliances including a dishwasher, oven fridge freezer and hob. Doors open to the shower room with a luxury white shower suite and to a double bedroom with a sash window to the rear and deep recessed wardrobe which also house an automatic washing machine.



The property will be offered with new tenure allowing for pets and holiday letting.

## GENERAL REMARKS AND STIPULATIONS

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



**Directions:** Victoria Place lies parallel to, and to the rear of, Victoria Square in Whitby Town Centre. From the harbour head west past the train and bus stations and Victoria Place is on your left hand side, adjacent to the Coliseum. See also location plan.

**Tenure:** Leasehold, on a new long lease to be set up on completion of the sale. Holiday letting and pets will be allowed. A service charge will cover communal insurance and there will be a 33% liability for structural issues. £50 per annum ground rent.

**Parking:** Parking is unrestricted on Victoria Place but the road is owned privately and is not adopted. Parking is usually private to the owners of the properties on the street.

**Local Taxation:** The property is a holiday let and is registered for business rates with a rateable value of £1,500 per annum. North Yorkshire Council. Tel: 01723 232323.

**Planning:** The property falls within the administrative area of the North Yorkshire Council and is an established holiday letting apartment. The property is grade II listed and lies with the Conservation Area. Tel: 01723 232323.

**Services:** The property has mains water, electricity gas and sewerage. There is gas central heating with a combi boiler in the cupboard in the lounge.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Post Code:** YO21 1EZ





**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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