



01947 601301

12 BERKELY MANSIONS, WHITBY

2 BED APARTMENT



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PROPERTY FEATURES

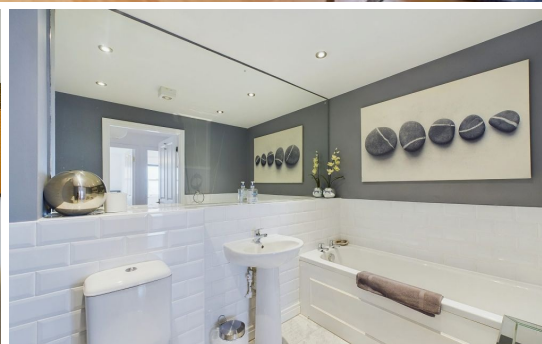
- Balcony Apartment with Sea Views
- Open Plan Living Room & Kitchen/Diner
- 2 Bedrooms & 2 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Lift-Served Block & Residents Parking
- Currently a Fully Furnished Holiday Let trading as "Blue Horizon" with Shoreline Cottages
- 999 Year Lease from 2016 with a Ground Rent of £100 and Service Charge of £1,200 per year

Type: **APARTMENT**
Availability: **FOR SALE**

Bedrooms: **2**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **RESIDENTS PARKING**
Tenure: **LEASEHOLD**

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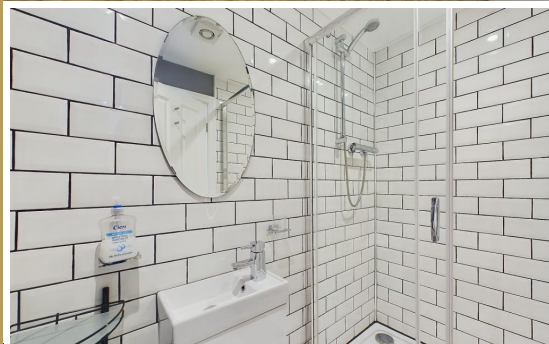
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12 BERKELY MANSIONS, WHITBY- 2 bed Apartment -£295,000



Hope & Braim are delighted to present Apartment 12, Berkely Mansions on Whitby's Westcliff to the market. This balcony apartment enjoys views across Whitby's Westcliff and out to sea which makes this apartment so popular with guests, who stay in this successful holiday let. Berkely Mansions was built in 2005 as a purpose-built block of apartments that are served by a lift and has residents parking. No.12 is situated on the third floor with the living room and bedrooms facing down the coastline towards the town to the East. There is a light filled living room that has full length glazed doors onto the balcony and an opening through to the kitchen/diner that has a full range of fitted cabinets and integrated appliances. The two bedrooms comprise a spacious double with its own en-suite shower room and a twin bedroom that is served by the main bathroom. The apartment is currently used as holiday accommodation and is offered fully furnished but would also be suitable as either a permanent residence or private holiday home. Outside there is a block paved forecourt that allows residents to park on a first come first served basis. Being right on the Westcliff this apartment is perfectly located to explore the coast and town.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. 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.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

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

