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# Apartment 15, Caedmon's Prospect, Whitby

*Whitby Town Centre ¼ mile*









**This stunning 2-bedroom apartment has its own outside seating area. Caedmon's prospect is a luxurious modern purpose-built development situated opposite the town's park. Spacious and exceptionally well-maintained, 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, Master Bedroom with En Suite Shower Room, Double Bedroom, and House Bathroom. Private patio area. Designated Parking Space in Secure Undercroft Car Park. Communal Grounds and Visitor Parking Spaces.

## Guide Price: £260,000

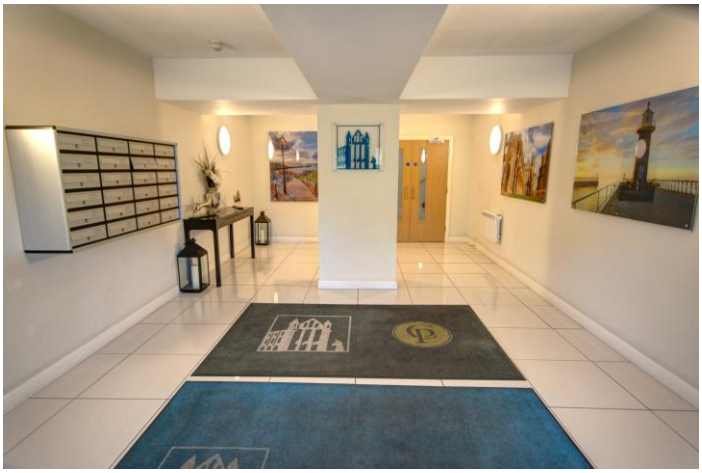
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## PARTICULARS OF SALE

Situated just a short stroll from Whitby town centre, harbourside, 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 in around 2010 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.




Caedmon's Prospect 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, gardens, communal bin storage and plentiful visitor parking are all included.



Apartment 15 sits at the side of Caedmon's Prospect away from the main road, and opens onto its own private patio area at a ground floor level, although technically sitting on the second level within the building which is set into a sloping plot. The scheme is just outside the town centre, but lies opposite Pannett Park and is within a short walk of most of the town's amenities. It also lies on a bus route, if you prefer to travel that way.

The spacious flat includes a large, open plan living room with lounge and dining areas plus a beautiful fitted kitchen, 2 double bedrooms, a bathroom and ensuite shower room. What makes this apartment different from most of the others in the block is that is has its own private patio area accessible directly off the living room which is sheltered and offers somewhere ideal to sit and relax with a drink or dine outdoors. The apartment is fully double-glazed and has modern electric heating.

From the communal hallway, the property can be accessed by lift or stairs. Inside the apartment's hallway is a spacious airing cupboard, which holds the high-pressure hot water system, and a cloaks cupboard providing additional storage space.



Off the hallway is the modern open plan combined living room/kitchen/diner (30'6 x 11'8 narrowing to 9'7 overall). The room has large windows and a glazed door opening out onto the patio and area devoted to seating, dining and cooking. The kitchen features high-gloss units with built-in oven, hob cooker hood, fridge/freezer, washer/dryer, and dishwasher.



The spacious master bedroom (13'1 x 9'4) has a double window facing onto the patio and a recessed wardrobe and an en-suite shower room with quadrant cubicle, a tiled floor and walls, bathroom cabinet with LED light, Chrome heated towel rail, wash basin and WC with concealed cistern.






The bathroom is fitted with a modern white suite, which includes a bath with central mixer taps and hand shower, a wash basin and a WC with concealed cistern. Like the ensuite, the luxurious feeling bathroom has a tiled floor, part tiles walls, heated towel rail and fitted mirror plus extractor ventilation.

The second bedroom (13'5 x 9'2) is also a double (or a twin) room with a window looking onto the patio.

## Outside

The door from the lounge are opens onto a sheltered, private, patio seating area which is paved creating a wonderful space for relaxing or entertaining.



Caedmon's Prospect is approached off Chubb hill onto a generous tarmac driveway with communal gardens and ample visitor parking. Entrance to the building is via secure double doors and there is a lift.

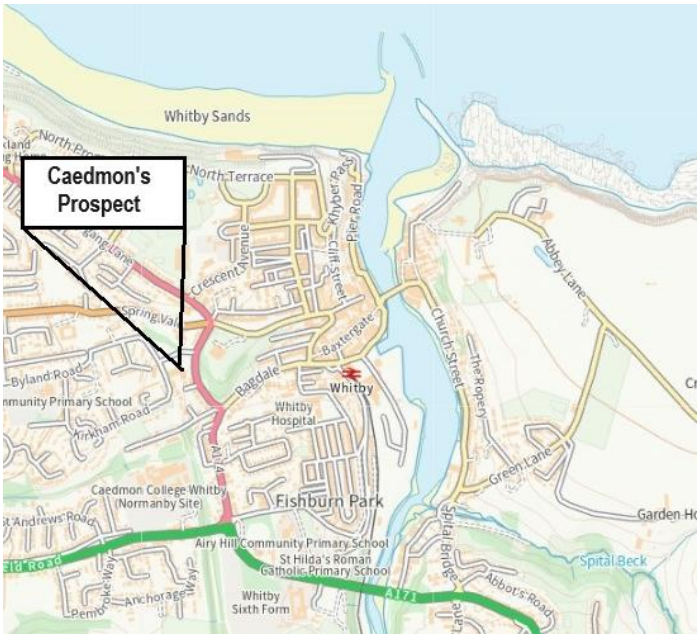
Remote control secure garage doors open to the undercroft parking area where there is an allocated parking space for the apartment close to the entrance on the right hand side. There is an internal door from the garages into the apartment block.

## Holiday Letting Notes

15 Caedmon's Prospect has been a holiday let for the current owners for 5 years and is available with contents, if required. The property is currently represented by Whitby Holiday Cottages under the name Whitby Place.

## 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.

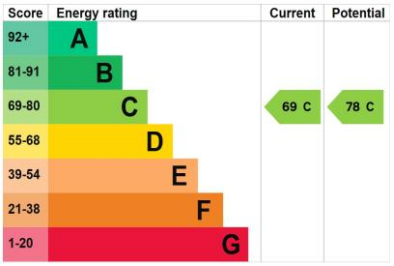



**Directions:** From the town centre, head through Victoria Square (the bus station) and up Bagdale to the mini-roundabout. Turn right and follow the edge of the park up Chubb Hill. Caedmon's Prospect is halfway up the road on the left. There is visitor parking within the grounds.

**Services:** The property is connected to mains water, drainage, and electricity. The property has electric heating including a modern energy efficient Air Ventilation Heat Recovery unit (MVHR) throughout.

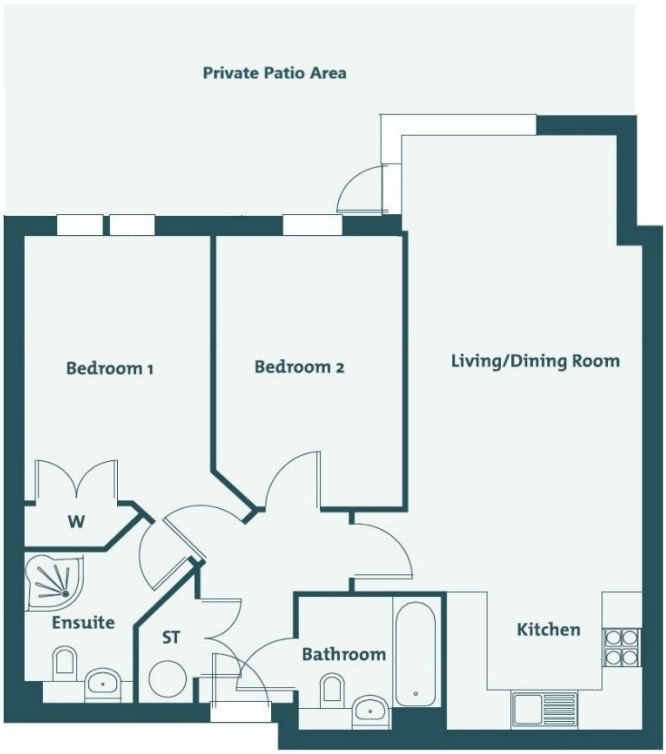
**Council Tax Banding:** As a commercial holiday let at present, the property is assessed for business rates with a current rateable value of £1,925 (£2,600 from April 2026), meaning approximately £961 would be payable for 2025-26 (£1,298 for 2026-27). Small business rates relief of up to 100% is available depending upon circumstances. The property was previously band C for council tax. For more information, please contact North Yorkshire Council at 01723 232323.

**Tenure:** The property is held leasehold on the residual term of a 999-year lease granted in 2024. Each apartment has a share in the freehold, so from 2024 there is no ground rent payable. The annual service charge for 2025 was £1,600.




***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.*


Private Patio Area
Bedroom 1
Bedroom 2
Living/Dining Room
W
Ensuite
ST
Bathroom
Kitchen









