



RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

FLAT 3, 4 WINDSOR TERRACE, WHITBY

Whitby Town Centre



A SPACIOUS 2 BEDROOM DUPLEX APARTMENT, SITUATED IN A VERY CONVENIENT LOCATION NEAR THE TOWN CENTRE, ENJOYING STUNNING VIEWS ACROSS THE UPPER HARBOUR AND TOWN. HAVING GAS CH AND UPVC DOUBLE GLAZING AND WITH HOLIDAY LETTING ALLOWED THIS COULD BE THE PERFECT BOLT HOLE.

Accommodation:

Communal Entrance Hallway & Stairs, Hallway, Living Room, Kitchen, Two Double Bedrooms, Bathroom.

OFFERS ON: £150,000

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PARTICULARS OF SALE

With beautiful views across the marina, harbour and onto the east side and the Abbey beyond this spacious 2 bedroom duplex apartment also has the benefit of gas central heating, double glazing and a location on the west side of town, being a short walk from the town centre, harbour-side and all amenities. On a long lease with holiday letting allowed if so desired this ticks many boxes for that Whitby getaway.

Approached via steps to the front door which opens into the communal hallway, where a staircase rises to the 2nd floor. From this landing a door provides stair access to the:

Entrance Hallway: With internal doors opening to ...

Living Room: With a central gas fire with a wooden surround and marble style inlay, built-in storage and a large uPVC window enjoying excellent views across the harbour.



Kitchen Diner Having a full range of fitted units with laminated roll top work surfaces, space and plumbing for an automatic washing machine, space for a gas oven, single drainer stainless steel sink unit and tiled splash backs. There are built-in store areas and plenty of space for a dining table. The uPVC window to the rear looks towards Albion Terrace and where a unique mural of the 199 steps is painted on the side wall of a terraced cottage.

Bathroom: To the front, with corresponding views over the harbour, having a white suite comprising bath with a electric shower over, wash basin with vanity cupboard and low flush WC. There are tiled walls and the gas combi central heating boiler is situated in this room.



Upper Floor

Landing: With large walk-in storage cupboard with shelving.

Double Bedroom: The bedroom has a uPVC double glazed dormer window to the front aspect affording stunning views over to the Abbey, harbour and across to the east side. Eaves storage.



Double Bedroom: To the rear, again with large dormer window allowing light to flood in.



Externally

To the rear of the property is an enclosed shared yard where the gas meter is situated and access can be gained to Albion Place.

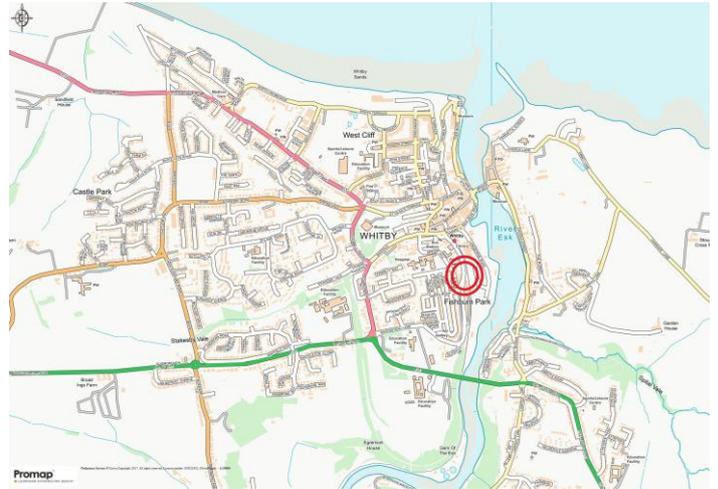
GENERAL REMARKS AND STIPULATIONS

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.

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.

Directions: From the offices of Richardson & Smith, on foot, turn right and go past the bus station and follow the road round to the right along past the Library. Approximately 100 yards along is No. 4 Windsor Terrace. See also location plan.



Tenure: The property is held on a 999 year leasehold set up 1989 a with peppercorn ground rent and there is monthly service charge of £50 (£600 annually) for 2026. This charge covers communal issues including insurance. Additional and large expenses are negotiated and paid for by the owners as they arise.

Services: The property is connected to mains supplies of water, gas, electricity and drainage. The property has gas central heating from a combi-boiler located in the bathroom.

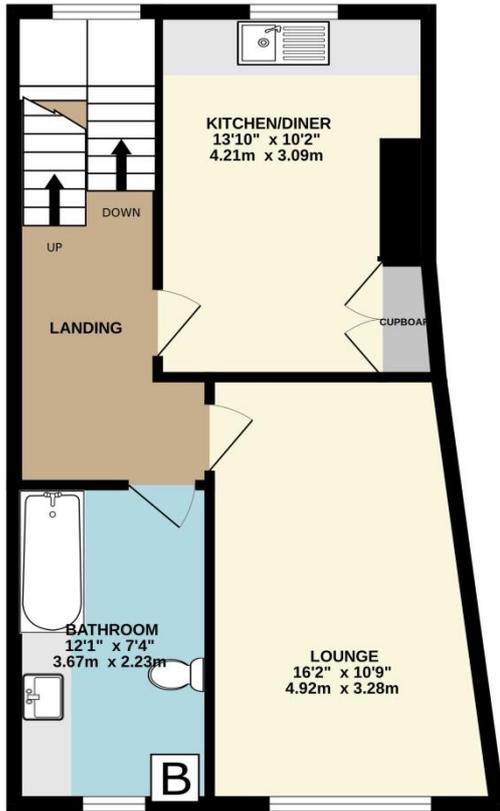
Council Tax Banding: The flat is banded A for council tax. Approx. £1,522 for 2024/5. North Yorkshire Council. Tel 01723 232323.

Local Authority: North Yorkshire Council. Tel 0300 1312131 **Post Code:** YO21 1ET

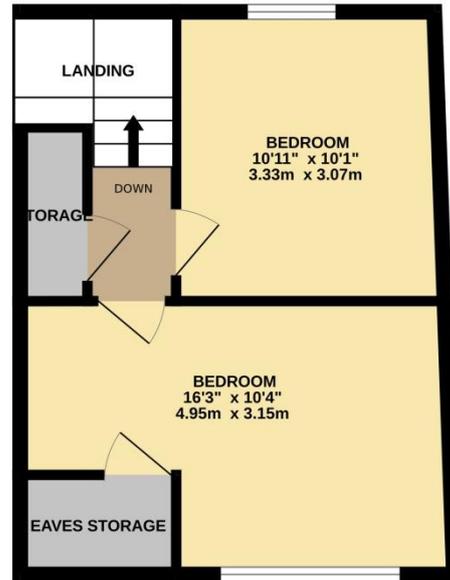
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LOWER FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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