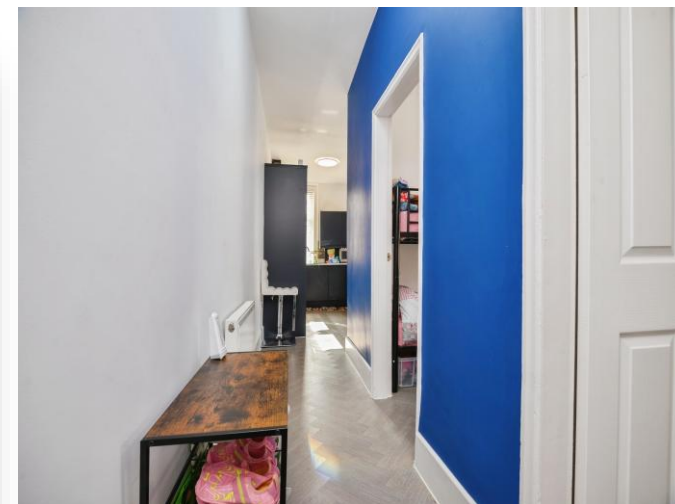




Flat 3 Diamond Street, Saltburn-By-The-Sea TS12 1EB

welcome to

Flat 3 Diamond Street, Saltburn-By-The-Sea

Manners & Harrison are delighted to offer this well-presented one-bedroom apartment in the heart of Saltburn-by-the-Sea, just moments from the beach. Featuring an open-plan lounge/kitchen/diner, modern bathroom, and spacious bedroom, it is ideally located close to local amenities.

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Stairs to first floor

Lounge/Kitchen

15' 11" x 13' 2" (4.85m x 4.01m)

Open plan, window to side, window to rear, electric oven, electric hob, breakfast bar, cupboard housing boiler

Bedroom

12' 3" x 7' 10" (3.73m x 2.39m)

Window to side, radiator

Bathroom

Window to rear, bath, radiator, fully tiled, bath with shower unit, wash hand basin with mixer taps, low level WC, vanity unit, radiator, storage cupboard





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welcome to

Flat 3 Diamond Street, Saltburn-By-The-Sea

- FLAT
- OPEN PLAN LOUNGE/DINER
- SEA VIEWS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR WIDE RANGE OF BUYERS

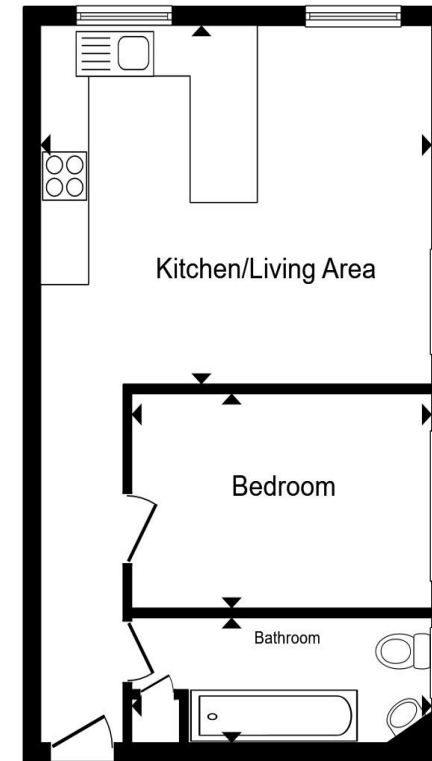
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 480.00

This is a Leasehold property with details as follows; Term of Lease 149 years from 01 May 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£115 000



Total floor area 39.4 m² (424 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
STO116119 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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