



Inglebys

Estate Agents



11 Cliffden Court, Saltburn Lane

Saltburn-By-The-Sea, TS12 1EZ

£140,000



A charming 2 bedroom ground floor apartment with garage located in the idyllic location, in immaculately maintained grounds close to Saltburn.



Available with Immediate Vacant Possession, and no onward chain, this well presented, 2 bedroom apartment available with garage makes an ideal coastal downsize, for those seeking one level living, with easy access to all Saltburn has to offer.

The complex overlooks woodland and has some coastal & countryside views. Local attractions such as the golf course, leisure facilities, valley gardens, cliff lift and pier are all within easy reach, providing a lovely space for relaxation and outdoor enjoyment.

Tenure Details: Share Of Freehold - 971 Years remaining - No Holiday Lets - Lease does state no pets. Holiday Homes/ 2nd Homes Permitted.

Maintenance Charge: £300 Per Quarter.

Council Tax Band: Band A

EPC Rating: D Rating

Hallway 13'8" x 3'0" (4.19m x 0.92m)

UPVC double glazed door to the rear aspect. Storage cupboard. Carpeted.

Living Room 16'0" x 11'6" (4.88m x 3.53m)

UPVC double glazed French doors open to the rear elevation. Carpeted. Space for dining table.

Kitchen 8'6" x 8'0" (2.60m x 2.45m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Integrated fridge, freezer & dishwasher. Tiled walls. UPVC double glazed window to the front aspect.

Bedroom One 12'2" x 10'7" (3.71m x 3.25m)

UPVC double glazed window to the front aspect. Fitted wardrobes & bedroom furniture. Carpeted.

Bedroom Two 9'10" x 6'4" (3.01m x 1.95m)

UPVC double glazed window to the rear aspect. Carpeted. Fitted wardrobes.

Shower Room 8'6" x 6'3" (2.60m x 1.92m)

Low-level W/. Hand basin. Walk-in shower cubicle. 2x Storage cupboards. UPVC double glazed frosted window to the front aspect. Tiled walls. LED downlighting. Vinyl flooring.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

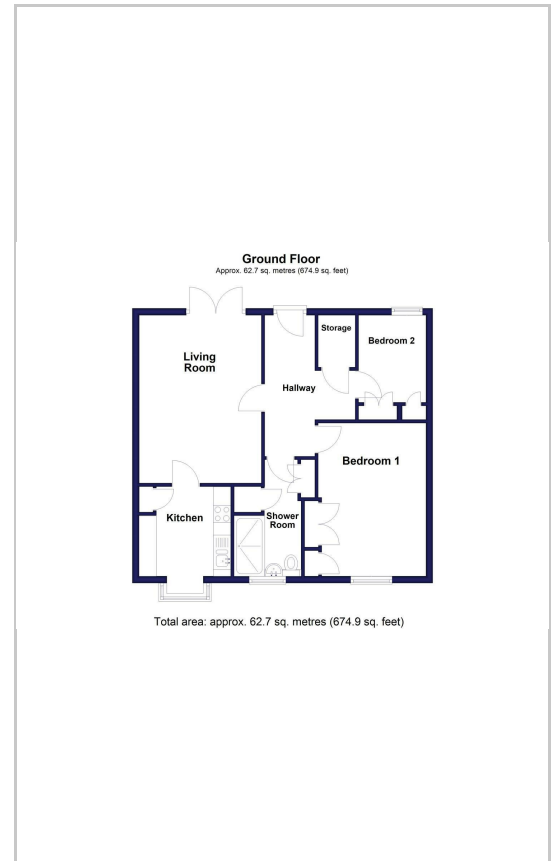
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	