



# Inglebys

Estate Agents



## 1 Huntcliff Court, Glenside

Saltburn-By-The-Sea, TS12 1LL

**£195,000**



Huntcliff Court offers a fantastic, independent and comfortable lifestyle choice exclusively for over 60's. An immaculately presented purpose built block with communal residents' lounge, enclosed landscaped gardens all within close range of Saltburn's popular Town Centre & Valley Gardens. Situated on the Ground Floor, with access to the communal gardens this apartment offers spacious, light & airy accommodation and must be viewed to be fully appreciated.



Tenure: Leasehold: Leasehold, 125 year lease commencing 01st January 2011. We are told the ground rent is £425 per annum, paid bi-annually, and the service charges £3297.12 paid monthly at £274.76pcm.

Council Tax: Redcar & Cleveland Band B

EPC Rating: Await EPC

Accessed via the communal area, which houses the communal lounge, laundry, storage area and guest suite.

### Entrance Hall

Offering access to all rooms, with large storage cupboard housing hot water tank, bespoke shelving units to the walls providing extra storage

### Living Room 21'7" x 10'7" (6.58m x 3.23m)

Spacious living area, with French doors leading to the communal gardens, electric fire in feature surround, electric radiator, carpet

### Kitchen 8'6" x 7'4" (2.61m x 2.26m)

uPVC window to the front of the building with views towards Valley Gardens. Range of wall base and drawer units, laminate effect worktop, inset stainless steel sink and drainer with mixer tap, electric hob, with extractor over, eye level electric oven, integrated fridge freezer, radiator.

### Bedroom One 15'6" x 9'2" (4.74m x 2.81m)

uPVC window, fitted sliding door wardrobes, radiator

### Bathroom 7'3" x 5'7" (2.21m x 1.72m)

Fully tiled with white suite, panel bath with shower over, glazed screen (easily covered to a walk in shower enclosure), low level w.c pedestal wash hand basin in vanity unit, towel rail.

### 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 firms 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	