



01947 601301



APARTMENT 1, OFFICE GARDEN APARTMENTS

2 BED APARTMENT



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PROPERTY FEATURES

- Luxury Garden Apartment with Parking
- 750 Sq Ft of Accommodation including a Balcony
- Open Plan Living Room with a High-Gloss Kitchen & Breakfast Bar
- 2 Double Bedrooms with French Doors onto a Sun Terrace
- 2 Bathrooms both with Quality Fixtures & Fittings
- Underfloor Heating & Double-Glazing Throughout
- Double Garage with Parking for 4 Vehicles
- Highly Successful Holiday Let that can be sold with Furniture & Bookings

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **2**
Reception Rooms: **1**
Parking: **DOUBLE GARAGE**
Outside Space: **BALCONY, TERRACE**
Tenure: **LEASEHOLD**

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APARTMENT 1, OFFICE GARDEN APARTMENTS - 2 bed Apartment - £350,000

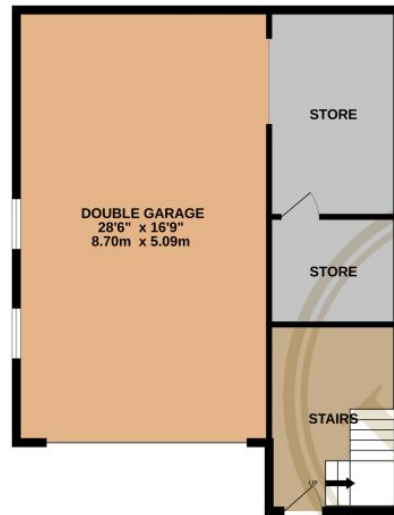


Hope & Braim are delighted to present Apartment 1, Office Garden Apartments in Whitby to the market. This luxury garden apartment has stylish interiors with a balcony overlooking Pannett Park and a private sun terrace to the rear, plus a double garage underneath, a rare find this close to the town centre. Built in 2019 as one of three self-contained holiday apartments that share the same layout, interior design, balconies to the front, and have allocated parking. The building is a striking piece of architecture with a traditional brick construction under a slate roof and having a glazed front façade with balconies. There is a double garage and communal entrance on the ground floor with a stairwell to the upper floors, with each apartment spanning the whole floor plus the private balconies. The contemporary design comprises an open plan living room with a lounge area leading out onto the balcony at the front with a modern fully equipped kitchen having high-gloss cabinets with a breakfast bar and highchair seating. There is a separate utility room with fitted cabinets and integrated appliances including a washing machine and dryer. At the back of the apartment there are two double bedrooms with the principal bedroom having an en-suite shower room and there is a second bathroom suite. Both bedrooms have glazed doors that lead out onto the private sun terrace. Underneath the apartment is a double garage that has space for four vehicles which will appeal to those wanting secure parking and is truly a rare find this close to the town centre. The apartment is currently a highly successful holiday let and can be sold fully furnished with bookings in place, making this an attractive investment.

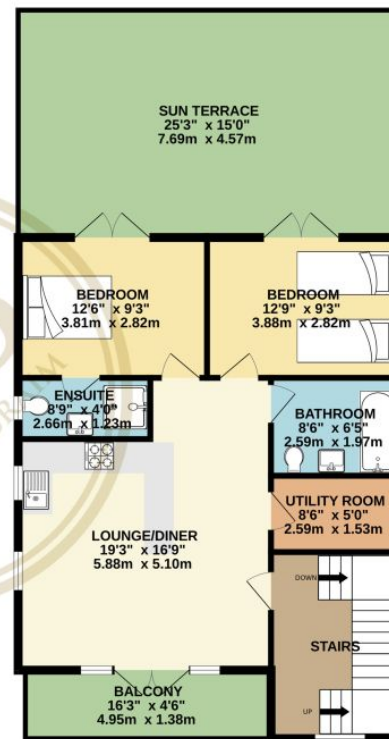


APARTMENT 1, OFFICE GARDEN APARTMENTS - 2 bed Apartment - £350,000

BASEMENT
758 sq.ft. (70.4 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102-100) A		
(91-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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 Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
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