



01947 601301



APARTMENT 6, UNION MILL

2 BED APARTMENT



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PROPERTY FEATURES

- Balcony Apartment within a Modern Development
- Open Plan Living with a High-Gloss Kitchen
- 2 Double Bedrooms & Bathroom Suite
- Benefitting from Underfloor Heating and Double Glazing
- Allocated Parking with Secure Gated access
- 999 Year lease from 2009 with a Maintenance & Management charge of £1,249 per year
- Holiday Letting is permitted and Pets by Agreement of the Management Company
- Lift Access and Well-Maintained Communal Entrance & Stairs

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ALLOCATED PARKING**
Outside Space: **BALCONY**
Tenure: **LEASEHOLD**

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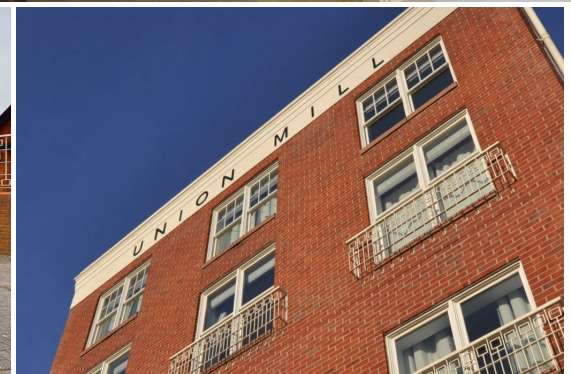
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APARTMENT 6, UNION MILL - 2 bed Apartment - £265,000

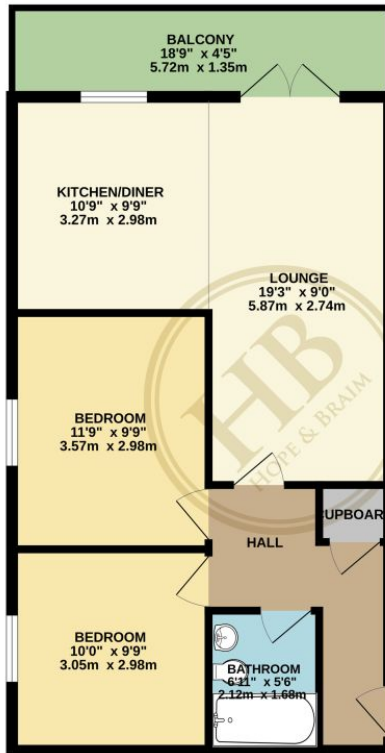


Hope & Braim are delighted to present 6 Union Mill in Whitby to the market. Built on the site of an historic Windmill which gives this development its name, are these luxury apartments that enjoy far reaching views from the upper floors. Our apartment is located on the first floor at the rear of the building, which is serviced by a lift and is one of only a few apartments that have private balconies. The apartment is beautifully presented throughout and offers modern open plan living that is both light and spacious with two bedrooms and a bathroom. The living space comprises a kitchen/diner that has high-gloss cabinets with integrated appliances and room for a dining table with seating for four, plus a lounge area that has glazed doors onto the balcony. Both bedrooms are doubles with one furnished as a twin and there is a bathroom with a modern white three-piece bathroom suite. This apartment also benefits from having allocated parking located behind gated access to the rear of the building and is held on a license basis for which there is a charge of approximately £540 per year. There is no restriction preventing holiday letting, making these apartments, especially those with parking extremely popular as holiday homes or as permanent residences for those wanting low-maintenance living.



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GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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.
Made with Miroq (2023)

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (102-100) A | | |
| (81-91) B | 85 | 85 |
| (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 | |



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

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

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.