



01947 601301



FLAT 6, 12 ESPLANADE,
WHITBY

1 BED APARTMENT



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PROPERTY FEATURES

- Loft Apartment close to Whitby's Westcliff
- Open Plan Living and Kitchen with Integrated Appliances
- 1 Double Bedroom & Modern Shower Room
- Beamed Ceilings & Dormer Windows with Views
- Energy-Efficient Electric Heating & Double-Glazing Throughout
- Newly Carpeted & Decorated Throughout
- Views out to Sea, Whitby's Piers, Abbey & Moors beyond
- 999 Year Lease from 2010 with a Share of the Freehold & Service Charge of £600 pa

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Parking: **ON ROAD PARKING**
Tenure: **LEASEHOLD**

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FLAT 6, 12 ESPLANADE, WHITBY - 1 bed Apartment - £165,000



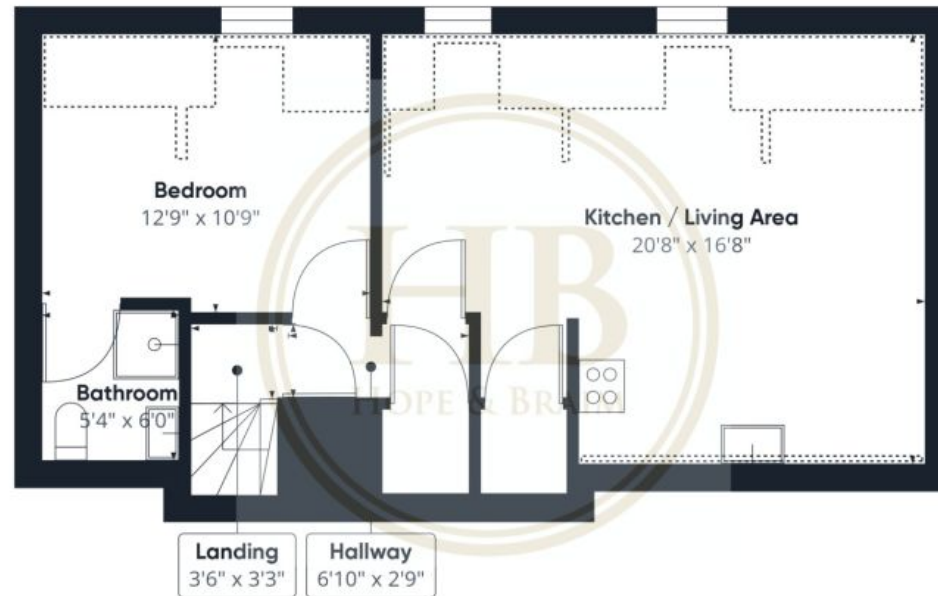
Hope & Braim are delighted to present Flat 6, 12 Esplanade in Whitby to the market. This loft apartment is smartly presented and enjoys elevated views over the rooftops and out to sea. The apartment has recently undergone refurbishment and is newly carpeted and decorated so is in turnkey condition. Situated on the top floor of a large Victorian Terrace that's right on Whitby's Westcliff, this apartment is just a short stroll from the beach and the town centre with its many attractions. The apartment comprises an open plan living space with a vaulted ceiling and dormer windows, plus there is a fitted kitchen with integrated appliances. There is one double bedroom and a fully tiled bathroom with a three-piece shower suite, all benefiting from having modern electric heating and double-glazing throughout. There is no restriction on the lease, so holiday letting and pets are permitted. Please note the apartment is on the top floor and the building is not served by a lift.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
565.77 ft²

Reduced headroom
38.24 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	70	72
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.

