



01947 601301



## 39 CAEDMONS PROSPECT, WHITBY

2 BED APARTMENT



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## PROPERTY FEATURES

- Penthouse within a Managed Block of Apartments
- Open Plan Living with Feature Glazing
- Kitchen with High Gloss Cabinets & Integrated Appliances
- 2 Double Bedrooms with Fitted Wardrobes
- 2 Tiled Bathrooms with Quality Fittings
- Modern Electric Heating & Double-Glazing Throughout
- Lift Access & Undercroft Parking
- 999 Year Lease from 2023 with a Share of the Freehold

Type: **APARTMENT**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **ALLOCATED PARKING**

Tenure: **LEASEHOLD**

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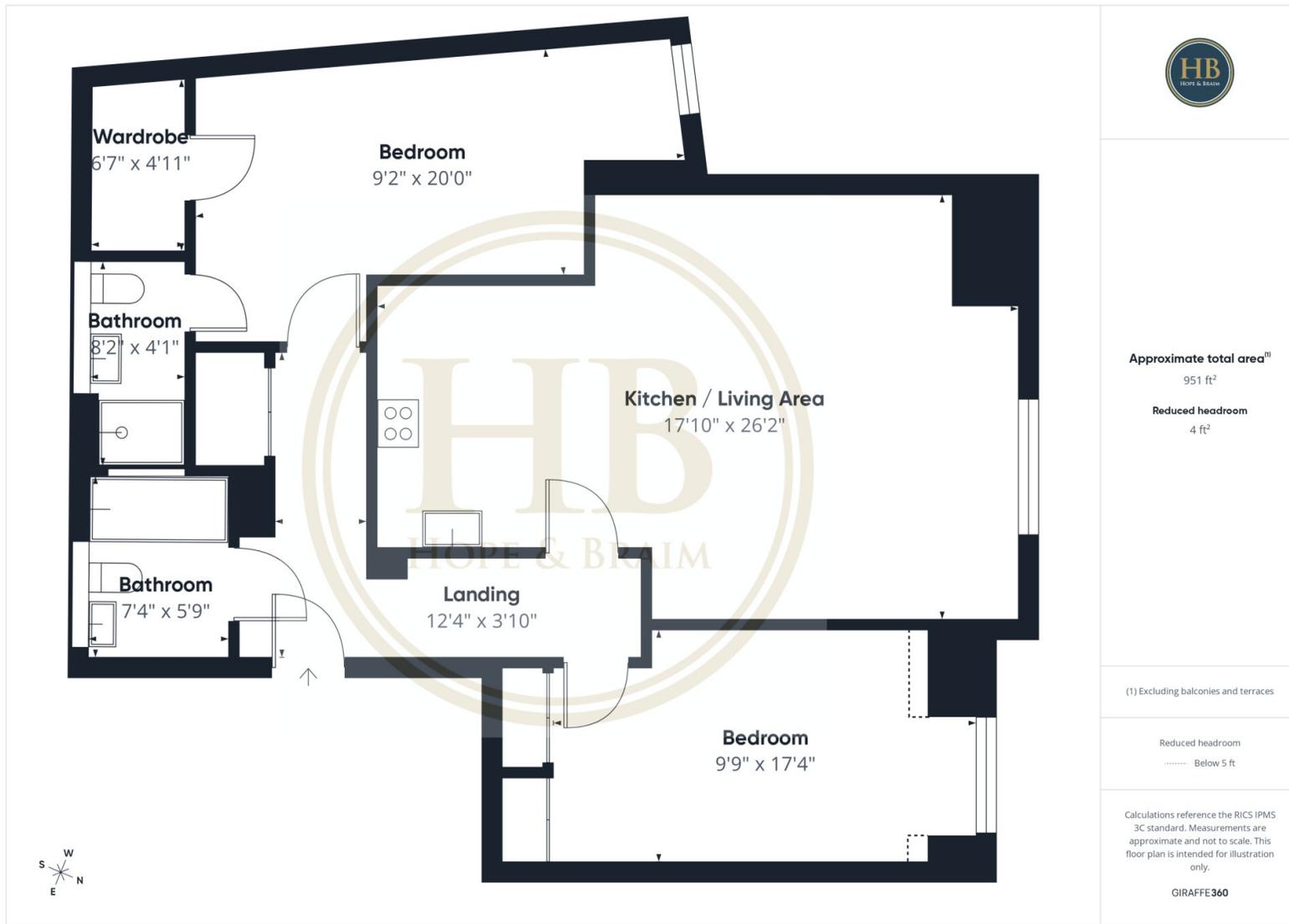
39 CAEDMONS PROSPECT, WHITBY- 2 bed Apartment -£299,950



An Exceptional Penthouse at Caedmon's Prospect, Whitby Positioned at the uppermost level of this well-managed modern development, this outstanding penthouse apartment represents a compelling turnkey opportunity currently available in Whitby. From the moment you step inside, the quality of finish and the generosity of the living space make an immediate impression, and with holiday letting permitted under the terms of the lease, the property offers equal appeal to those seeking a personal retreat and those looking for a high-performing coastal investment. The open plan living space is the undoubted centrepiece of the apartment, where feature glazing frames the surrounding townscape and draws light deep into the interior throughout the day. The kitchen has been fitted to an enviable specification, with high gloss cabinetry and a full complement of integrated appliances combining aesthetic appeal with practical function. Two double bedrooms, each with fitted wardrobes, provide comfortable and well-considered accommodation, while two tiled bathrooms finished with quality fittings ensure that the standard of the property is maintained throughout. Modern electric heating and double-glazed windows complete a package that requires nothing further from its new owner. Lift access and under croft parking address the practical realities of life in a busy coastal town with characteristic ease, while a 999-year lease from 2023 combined with a share of the freehold offers a security of tenure that is difficult to surpass. Caedmon's Prospect sits within easy reach of Whitby's harbour, abbey, and the full breadth of the town's independent shops, restaurants, and cultural offer, placing the very best of this remarkable Yorkshire coast town firmly within reach.



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Approximate total area<sup>(1)</sup>  
951 ft<sup>2</sup>

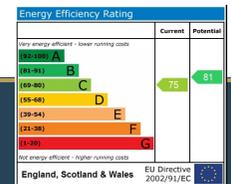
Reduced headroom  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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