



01947 601301

FLAT 7, 3 UPGANG LANE, WHITBY

3 BED APARTMENT



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PROPERTY FEATURES

- Garden Apartment close to the Town Centre
- 1,000 Sq Ft of Accommodation over 1 Floor
- Elegant Lounge with South-Facing Bay & Fireplace
- 3 Bedrooms & 1 Bathroom
- Modern Electric Heating
- Private Garden & Residents Parking
- 125 Year Lease from 2004 & Service Charge of £750 p/a
- Restriction on the Lease that prevents Holiday Letting
- Furniture available by separate negotiation

Type: **APARTMENT**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **RESIDENTS PARKING**

Outside Space: **GARDEN**

Tenure: **LEASEHOLD**

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FLAT 7, 3 UPGANG LANE, WHITBY- 3 bed Apartment -£180,000



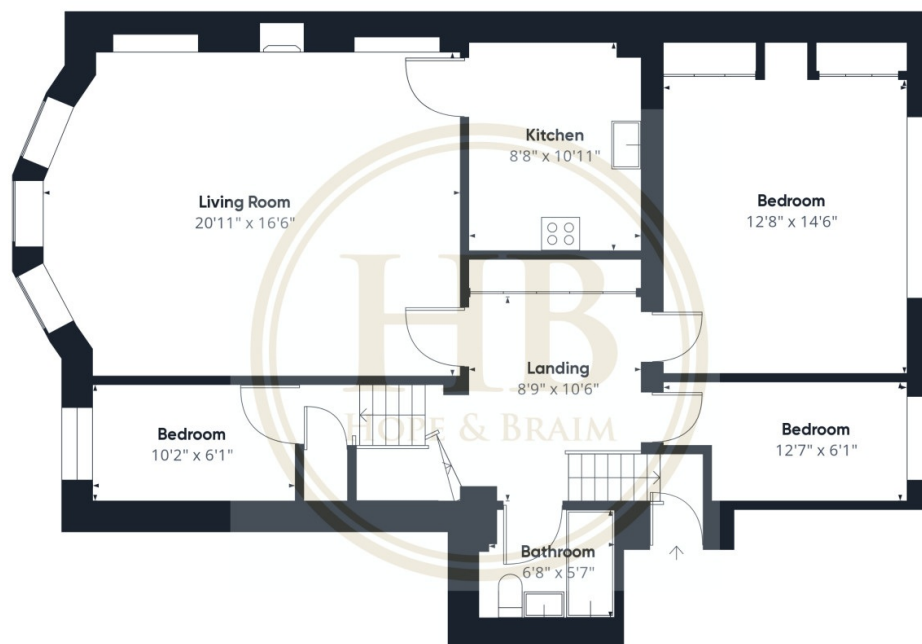
Hope & Braim are delighted to present Flat 7 at 3 Upgang Lane in Whitby to the market. This garden apartment is a light and spacious apartment full of period charm with high ceilings and large glazing and benefits from having a private garden and residents parking. This grand Georgian building was previously used by the council as offices before being converted into residential flats in 2004 that are just a short stroll from Pannett Park and the town centre. The apartment is larger than most houses with over 1,000 sq ft of accommodation comprising a lounge/diner, kitchen, three bedrooms and a bathroom, all benefitting from having modern electric heating and being in excellent decorative order throughout. The elegant lounge/diner is the stand being a large room having a Bay Window with floor to ceiling glazing that floods the room with natural light, plus there is an attractive Adams style fireplace and decorative frieze that wraps the room. There is a separate kitchen off the lounge that has a range of shaker-style cabinets, Beech worktops and integrated appliances. A central lobby has built-in cupboards the full height of the room that provide ample storage and there are doors off to the bedrooms. Of the three bedrooms there is the principal bedroom that is a large double bedroom with sash windows and built-in wardrobes, with the two other bedrooms comprising a small double and a single. The bathroom has a three-piece bathroom suite including a roll-top bath. There is also a useful boot room for storing coats with a door leading out to the gardens where there is a private south-facing terrace.



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Floor 0



Floor 1

Approximate total area⁽¹⁾
1076.39 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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