



01947 601301



15 MARCH COURT,
WHITEHALL
LANDING

3 BED APARTMENT



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PROPERTY FEATURES

- Spacious Apartment on a Harbourside Development
- First Floor served by a Lift & Allocated Parking
- Improved by New Kitchen & Bathrooms
- Open Plan Lounge/Diner with Bay Window
- Modern Kitchen with High Gloss Cabinets & Integrated Appliances
- 3 Bedrooms & 2 Bathrooms including an En-Suite
- Holiday Home that can be sold Fully Furnished
- Harbourside Walk to Whitby's Town Centre

Type: **APARTMENT**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **1**

Parking: **ALLOCATED PARKING**

Tenure: **LEASEHOLD**

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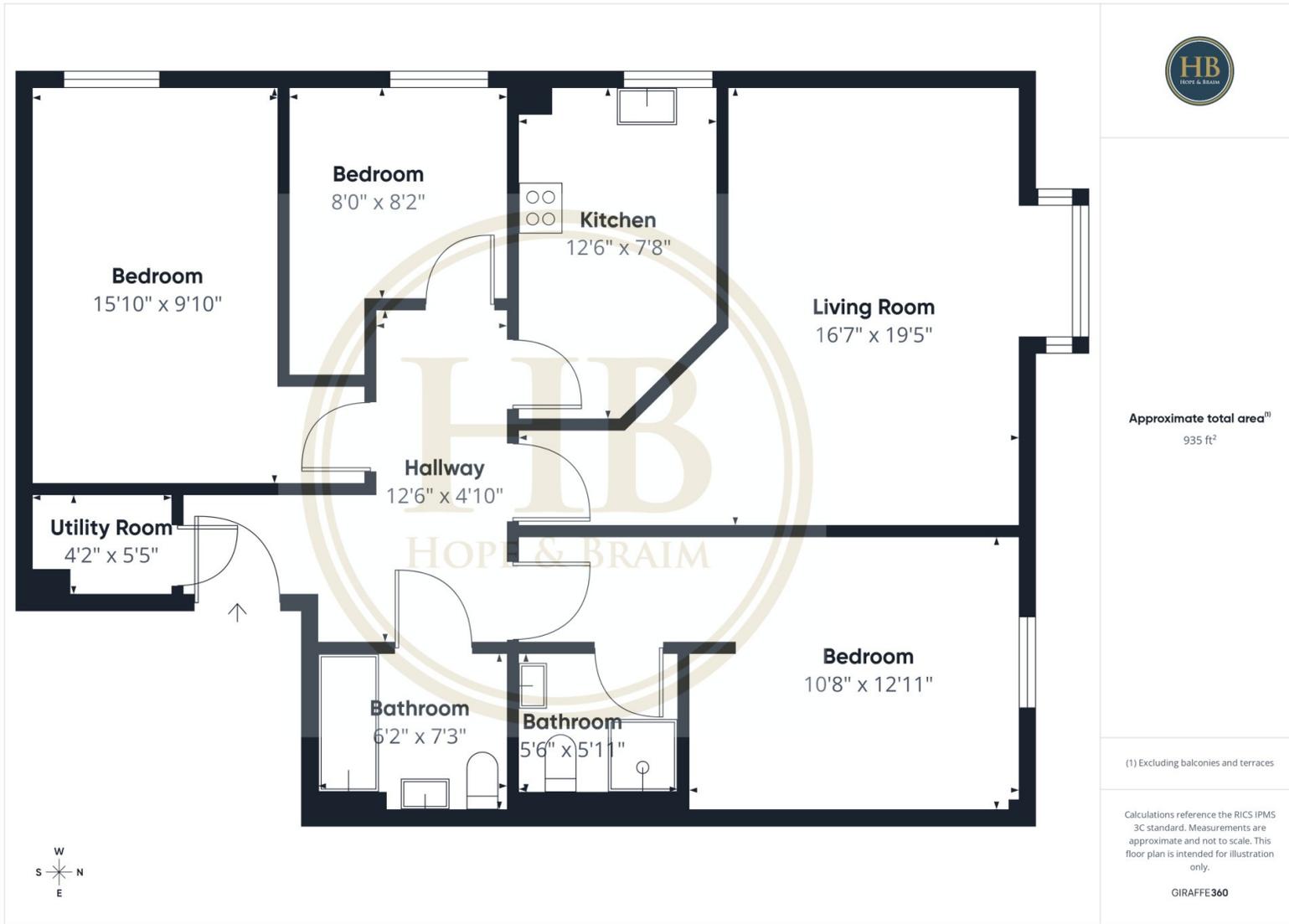
15 MARCH COURT, WHITEHALL LANDING- 3 bed Apartment -£235,000



A Generous Harbourside Apartment at Whitehall Landing, Whitby This impressive three-bedroom apartment sits on the first floor of this well-regarded harbourside development, served by a lift and with the benefit of allocated parking, practical advantages that prove their worth time and again in a town where both can be difficult to come by. Extending to over 900 square feet, the apartment offers a generosity of space that is genuinely rare within the holiday and investment market in Whitby, and which makes itself felt from the moment you step inside. The property has been meaningfully improved by its current owners, with a new kitchen and bathrooms elevating the standard of finish throughout. The open plan lounge and dining room forms the heart of the home, a generous and sociable space enhanced by a bay window that draws in natural light and frames the surrounding harbourside environment. The kitchen has been fitted to a high specification, featuring high gloss cabinetry and a full complement of integrated appliances, combining good looks with everyday practicality. Three well-proportioned bedrooms provide comfortable accommodation for family or guests, with the principal bedroom benefiting from its own en-suite — a thoughtful touch that adds a quiet sense of privacy. A second bathroom serves the remaining bedrooms. Modern electric heating and double-glazed windows ensure comfort throughout the year, while a 999-year lease from 2003 offers exceptional security of tenure. There is a service charge of £2,120 per annum. Currently a private holiday home used by the whole family, it can be available fully furnished, presenting a compelling opportunity for those seeking a ready-to-operate coastal investment or a well-appointed personal retreat. The harbourside walk into Whitby's town centre, with its shops, restaurants, and historic abbey beyond, ensures that everything this remarkable town has to offer remains within easy reach.



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Energy Efficiency Rating		
	Current	Potential
Best energy efficient - lower running costs		
A		
B		
C	80	84
D		
E		
F		
G		
Worst 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.

