



01947 601301



7 FAIRWAYS COURT, WHITBY

1 BED APARTMENT



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PROPERTY FEATURES

- Ground Floor Retirement Apartment
- Lounge with French Doors onto Gardens
- Newly Installed Kitchen & Shower Suite
- 1 Double Bedroom with Fitted Wardrobes
- Electric Heating & Double-Glazing Throughout
- Communal Gardens & Resident Parking
- 125 year lease from 2006 with a Ground rent £395 and a Service Charge of £4,021 per year
- Restricted to over 60s and has to be your Main Residence

Type: **APARTMENT**

Availability: **FOR SALE**

Bedrooms: **1**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **RESIDENTS PARKING**

Outside Space: **COMMUNAL GARDENS**

Tenure: **LEASEHOLD**

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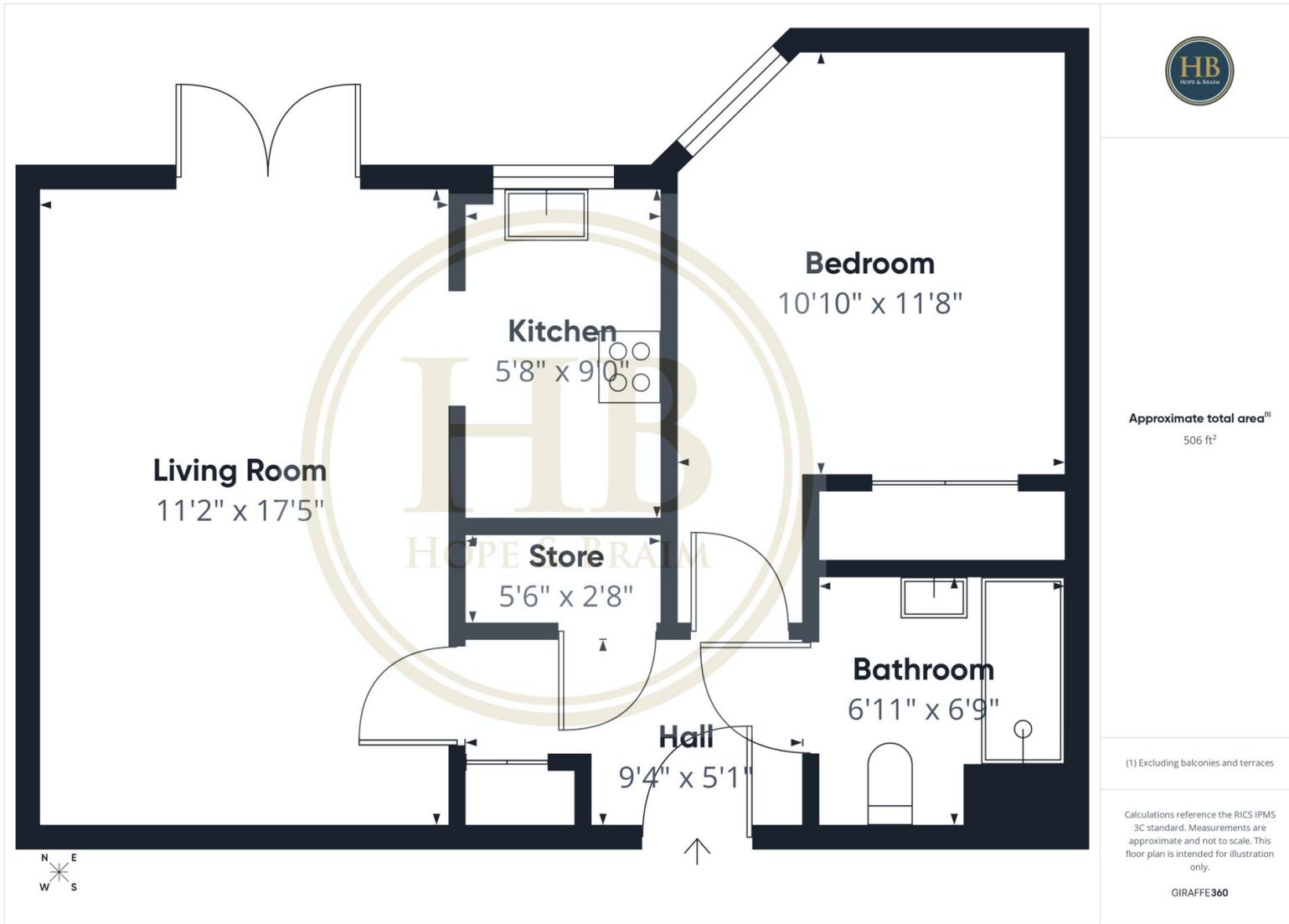
7 FAIRWAYS COURT, WHITBY- 1 bed Apartment -£165,000



Hope & Braim are delighted to present 7 Fairways Court to the market. Fairways Court is a collection of retirement apartments with communal gardens and residents parking located within walking distance of local shops and Whitby's Westcliff. Built-in 2006 by McCarthy & Stone this coastal complex was designed for those wanting independent living within a retirement community and having the amenity of communal spaces and optional in-house activities. Apartment 7 is on the ground floor and has the advantage of having French doors off the reception room that open directly onto the sheltered gardens to the rear. The accommodation is well planned with easy mobility in mind by having an open plan layout with wide openings. The apartment has recently been upgraded with a new kitchen and shower suite being installed. There is a lounge/diner with double doors leading through to a kitchen with integrated appliances, a double bedroom with built-in wardrobes, a spacious bathroom with a shower suite and an entrance hall with a storage cupboard, all benefitting from having modern electric heating and double-glazing throughout. Within the complex there is a communal lounge on the ground floor where residents can if they choose to meet with friends and family and be involved with a wide range of activities. There are also a laundry and a guest suite for visiting family. Outside there are well-maintained gardens which are sheltered and have outside seating so residents can enjoy the sunshine and sea air.



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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	80	83
D	55-68		
E	39-54		
F	21-38		
G	1-20		
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.