



01947 601301



FLAT 11, 19 ROYAL CRESCENT

1 BED APARTMENT



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PROPERTY FEATURES

- Beautifully Presented Apartment with Coastal Views
- 1 Reception Room & a High Gloss Kitchen with Integrated Appliances
- 1 Double Bedroom & Modern Shower Room
- Energy Efficient Home with Gas Central Heating & Double-Glazing
- Communal Laundry Room & Communal Gardens
- There is a restriction on the lease that prevents holiday letting.
- Leasehold with a 999 year lease from 1994 and a yearly service charge of £980
- The Apartment comes Fully Furnished

Type: **APARTMENT**
Availability: **FOR SALE**
Bedrooms: **1**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **COMMUNAL GARDENS**
Tenure: **LEASEHOLD**

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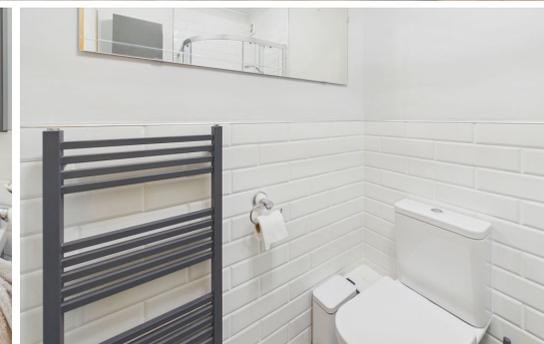
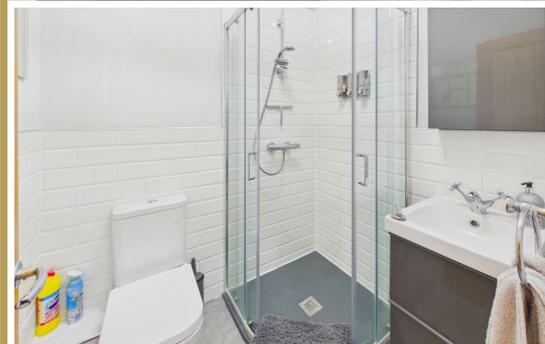
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FLAT 11, 19 ROYAL CRESCENT- 1 bed Apartment -£159,950



Hope & Braim are delighted to present Apartment 11 at the Princess Royal Apartments on the Royal Crescent in Whitby. This beautifully presented apartment is on the top floor of this lift-served block of apartments and enjoys westerly views towards Sandsend. This prominent detached building on the Royal Crescent is managed by the residents who all share the Freehold. The apartment has been renovated with the addition of a newly fitted kitchen and a modern shower suite, making this a turn-key property with no upward chain. The reception room is flooded with natural light with having two large windows on the west elevation and there is ample room for lounge seating and a dining table. Off the lounge there is a small galley kitchen that has high-gloss cabinets and integrated appliances including a full-size dishwasher and fridge/freezer that provide self-catering facilities for those that like to cook. At the other end of the apartment is a double bedroom that has a fitted wardrobe and is served by a modern shower room off the central hall that has the entrance to the communal landing. Along with the communal areas there is a residents laundry room on the first floor and outside there are communal gardens and residents parking. Please note apartment 11 does not have allocated parking and there is a restriction on the lease that prevents holiday letting.



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Approximate total area⁽¹⁾
368 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	74	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not 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.

