



**Flat 3 Diamond Street, Saltburn-By-The-Sea TS12 1EB**

**welcome to**

## **Flat 3 Diamond Street, Saltburn-By-The-Sea**

Manners & Harrison are delighted to offer this well-presented one-bedroom apartment in the heart of Saltburn-by-the-Sea, just moments from the beach. Featuring an open-plan lounge/kitchen/diner, modern bathroom, and spacious bedroom, it is ideally located close to local amenities.

### **Entrance Hall**

Stairs to first floor

### **Lounge/Kitchen**

15' 11" x 13' 2" ( 4.85m x 4.01m )

Open plan, window to side, window to rear, electric oven, electric hob, breakfast bar, cupboard housing boiler

### **Bedroom**

12' 3" x 7' 10" ( 3.73m x 2.39m )

Window to side, radiator

### **Bathroom**

Window to rear, bath, radiator, fully tiled, bath with shower unit, wash hand basin with mixer taps, low level WC, vanity unit, radiator, storage cupboard





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## **Flat 3 Diamond Street, Saltburn-By-The-Sea**

- FLAT
- OPEN PLAN LOUNGE/DINER
- SEA VIEWS
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR WIDE RANGE OF BUYERS

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 480.00

This is a Leasehold property with details as follows; Term of Lease 149 years from 01 May 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# **£115,000**

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Property Ref:  
STO116119 - 0002

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