



Flat 3 Windsor Road, Saltburn-By-The-Sea TS12 1BQ

welcome to

Flat 3 Windsor Road, Saltburn-By-The-Sea

A fabulous two-bedroom second floor apartment located in the highly sought-after coastal town of Saltburn-by-the-Sea. Finished to a high standard throughout, the property features a spacious open-plan kitchen/diner, a large lounge, two well-proportioned bedrooms, and a modern family bathroom.

Lounge

15' 3" x 22' 4" (4.65m x 6.81m)

Window to side, window to front, radiator, wall lights, fireplace

Kitchen/Diner

8' 10" x 19' 7" (2.69m x 5.97m)

Cupbaord housing boiler, sink with drainer, window to side, recess for appliances, recess for table

Bedroom 1

14' 8" x 14' 3" (4.47m x 4.34m)

Window to front, radiator

Bedroom 2

8' 5" x 9' 11" (2.57m x 3.02m)

Restricted head height, window to front

Bathroom

Bath, wash hand basin, low level WC, auburn panelled, window to side

Agents Notes:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





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Flat 3 Windsor Road, Saltburn-By-The-Sea

- SECOND FLOOR FLAT
- OPEN PLAN KITCHEN/DINER
- TWO BEDROOMS
- IDEAL FOR WIDE RANGE OF BUYERS
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

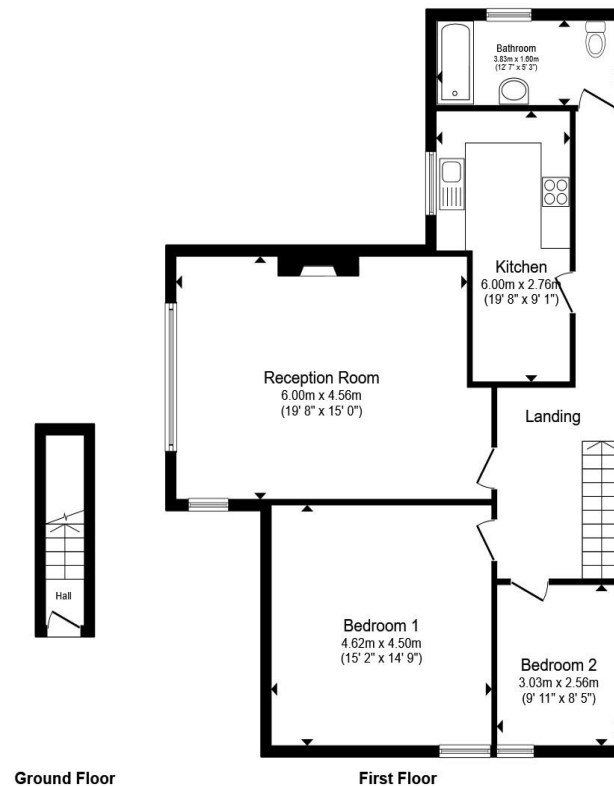
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 198 years from 24 Nov 1988.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£150,000



Ground Floor

First Floor

Total floor area 94.8 m² (1,020 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
STO116105 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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