



**Flat 1a, 89 Marine Parade**  
**Saltburn-By-The-Sea, TS12**  
**1BZ**

**£134,995**

**Energy Rating : D**



# Flat 1a, 89 Marine Parade

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## Description

Fronting onto Marine Parade affording the most fabulous sea and coastal views, this One Bedroom Ground Floor Apartment benefits from an additional box room with built-in wardrobes that can be utilised as required, the choice would be yours. Other features include electric heating, a spacious bay windowed lounge with a balcony which takes full advantage of the coastal outlook, a shower room, certified electrics including a hardwired fire alarm system, a communal seating area at the front and street parking. The property offers great potential for remodelling if desired and is a perfect opportunity for buyers wanting to live in Saltburn or those looking for a holiday home in this most sought after town. The property is within close walking distance of the promenade, beach and the famous pier which is the last remaining in Yorkshire. The town centre is minutes away its wide range of individual shops, cafes and restaurants, library, bus and train services. Saltburn also offers a Leisure Centre, golf club, the Valley Gardens and lovely country and coastal walks. There are also good road links to the A174, A19 and A66. We are advised there is a £55.00 per calendar month service charge that covers the buildings insurance and maintenance costs. This is a simple chain free sale so please call now on 01287 630733 to arrange your viewing.

## Accommodation

### Communal Hallway

Access door to Flat 1A.

### Hallway

### Lounge 16' 8" x 14' 10" (5.08m x 4.52m)

Fabulous sea and country views over the local coastline from the front aspect upvc double glazed bay window. Upvc double glazed french doors give access to the balcony which takes full advantage of the location. Electric wall heater.

### Kitchen 8' 3" x 5' 9" (2.52m x 1.76m)

Wall and base units with cupboards, drawers, stainless steel drainer and unit, plumbing for an automatic washing machine. Stunning views from the upvc double glazed window.

### Bedroom 1 11' 0" x 17' 9" (3.36m x 5.4m)

Electric heater, front aspect upvc double glazed window with breathtaking sea views. Built in double wardrobe with sliding mirrored doors.

### Box Room 6' 8" x 7' 0" (2.03m x 2.13m)

This room can be utilised as required and includes full length built in wardrobes with sliding mirrored doors.

### Internal Bathroom

White low flush wc and a pedestal wash hand basin. Quad style shower enclosure with an electric shower. Heated towel radiator, Dimplex electric wall heater and half tiled walls.

### Externally

### Parking

Street parking.

### Communal Area

Area to the front of the property which is gravelled and offers communal seating for the residents.

### Service Charges

## Flat 1a, 89 Marine Parade

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We understand from the sellers that there is a £55 per calendar month service charge to cover buildings insurance and maintenance costs. All management company payments are up to date. The property is leasehold and we understand that the lease would be extended to 99 years. Please note all of these details will be confirmed at conveyancing stage.

### **Council Tax Band**

Council tax band:- A

### **Energy Performance Certificate**

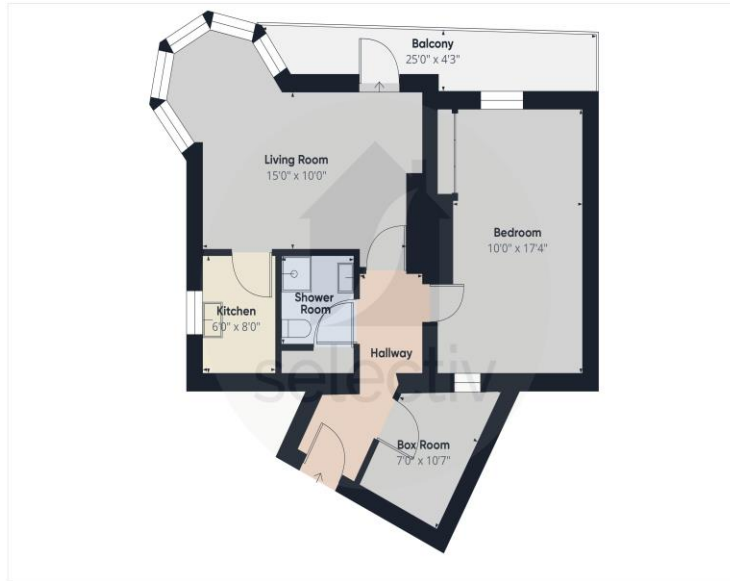
A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

### **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is E. It has the potential to be D.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Viewing Arrangements

Tel: 01287 630733

Email: [guisborough@selectiv.co.uk](mailto:guisborough@selectiv.co.uk)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.