



# Inglebys

Estate Agents



## 13 Langbaurgh Court

Saltburn-By-The-Sea, TS12 1ET

**£179,000**



With show-stopping panoramic views over Saltburn's iconic coastline, a fabulous 2-bedroom second-floor apartment complete with private balcony & garage.

Situated in the highly sought after Langbaurgh Court, directly on Marine Parade boasting sea views from front and side aspect.



Tenure Details: Share of Freehold

Council Tax - B

EPC Rating - D

### Entrance

Communal Entrance. Carpeted Staircase. Communal Lighting.

### Lounge 15'10" x 15'7" (4.85m x 4.75m)

Large Crittal-style double glazed windows to the front aspect with stunning sea & coastline views. Access to the Balcony/Patio. Carpeted. Wall mounted electric radiator. Intercom.

### Kitchen 8'11" x 7'4" (2.72m x 2.24m)

UPVC double glazed window with sea views. Wood effect range of wall base and drawers with laminate worktops incorporating stainless steel 1 1/2 sink. Chrome tap, ceramic hob with pull out extractor hood. Washing machine. Vinyl floor covering.

### Bathroom 7'4" x 6'3" (2.24m x 1.91m)

UPVC double glazed window. White P-shaped bath with electric shower above. Glass shower screen. Low level W/C. pedestal hand basin Part tiled walls. Vinyl flooring. Storage cupboard with shelving.

### Airing Cupboard

Boiler and shelving.

### Bedroom One 12'0" m x 11'6" (3.67 m x 3.52m)

UPVC double glazed window, Carpeted. Wall mounted electric heater.

### Bedroom Two 9'0" x 7'4" (2.76m x 2.26m)

UPVC double glazed window to side aspect with sea views. Wall mounted electric heater. Carpeted.

### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

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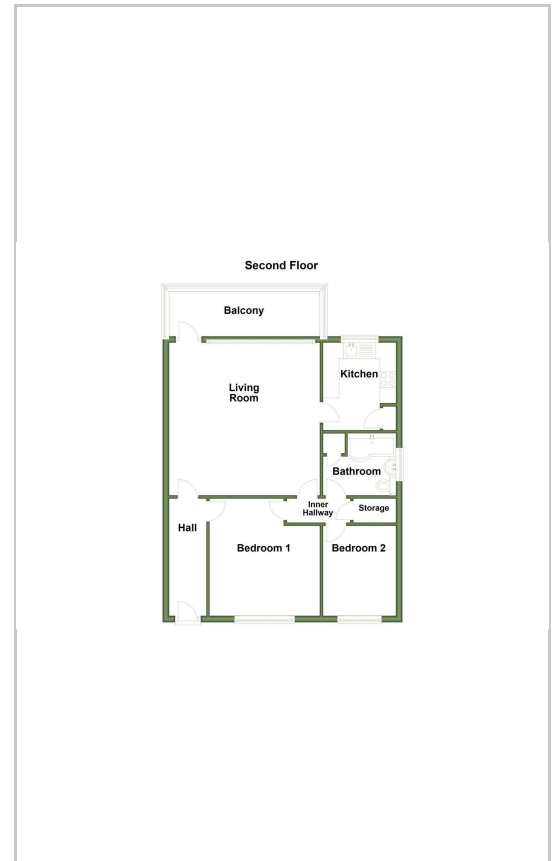
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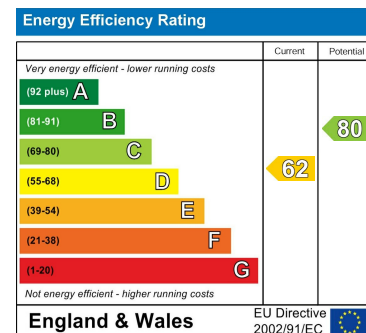
## Area Map



## Floor Plans



## Energy Efficiency Graph



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