



## 6 Claire House

Albion Terrace Saltburn-by-the-sea, TS12 1JW

**£159,950**



Presented to the Highest of Standards throughout. A Very Well Appointed Modern and Stylish Apartment, with Residents Parking just a Short Walk from Everything Saltburn has to Offer.



Situated in the heart of Saltburn, and within walking distance of everything this Victorian Coastal Town has to offer, a wonderfully appointed second floor apartment in a Converted Pease Brick Period Property. This delightful apartment has a dual aspect lounge and offers wonderful views, as do the bedroom and dining kitchen. Currently a one bedroom, the apartment does have space to create a second bedroom (subject to planning consent).

The property benefits from gas central heating and uPVC windows throughout, along with residents parking to the rear.

Tenure: Leasehold - Share of Freehold, approximately 960 years remaining, 7 properties in the block, we are advised the current charge is £140.00 per month.

Council Tax Band: A

EPC Rating: C

Lease Restrictions:

For Owner Occupier use - no subletting or holiday letting

No Pets Allowed

### Communal Entrance

Camera intercom entry system allows access through a front porch into the communal hallway which is bright, airy and well maintained. Stairs lead to all floors

### Hallway

Delph rack, built in storage, radiator

### Lounge 15'8" x 10'8" (4.8m x 3.27m)

Three new replaced wooden sash windows, (fitted 2024) two to the front aspect, and one to the south side aspect, all offering fantastic views

### Bedroom 17'11" x 11'9" (5.48m x 3.6m)

1 x uPVC sash windows, 1 x newly replaced wooden sash window, storage cupboard, radiator (potential to split this room to form a second bedroom, subject to relevant consents)

### Breakfast Kitchen 15'8" x 9'9" (4.8m x 2.99m)

Range of wall, base and drawer units, wood effect worktops, stainless steel sink with mixer tap. extractor hood, plumbing for washing machine. Wall mounted combi boiler (December 2021) uPVC window, to the rear newly replaced wooden sash window, new uPVC door with access to fire escape.

### Bathroom 6'7" x 6'2" (2.01m x 1.88m)

Recently fitted (2022) modern bathroom with white suite, a mixer shower with additional drench showerhead, is over a white panel bath, with glazed screen, low level w.c, wash hand basin on wooden vanity unit, chrome towel rail, extractor fan.

### Externally

Residents car park - note this is not allocated parking

### 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.

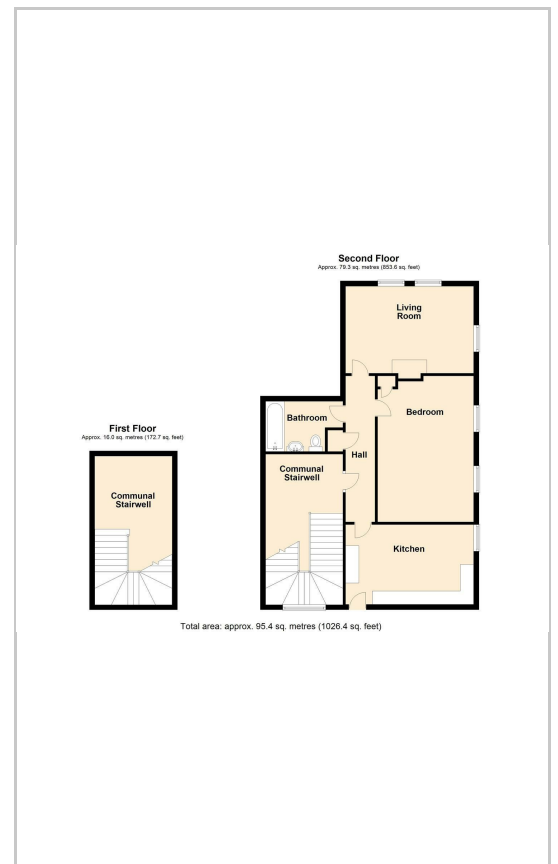
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

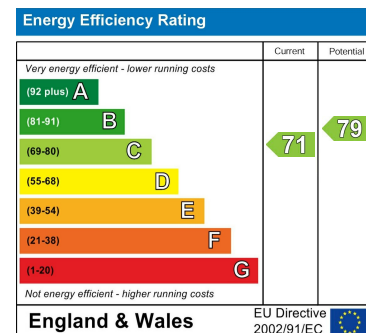
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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