



# Inglebys

Estate Agents



## 39A Marine Parade

Saltburn-By-The-Sea, TS12 1DY

**£225,000**



Located within a beautiful block of apartments, a magnificent 2-bedroom basement apartment boasting spectacular views of Saltburn's iconic coastline. With open plan living, cooking & dining space, a fine example of modern & contemporary living in a highly sought after location.



Located within a beautiful block of apartments, a magnificent 2-bedroom basement apartment boasting spectacular views of Saltburn's iconic coastline. With open plan living, cooking & dining space, a fine example of modern & contemporary living in a highly sought after location.

Situated directly on Saltburn's highly sought after Marine Parade, 'Smugglers Rest' is only a short walk from Saltburn's independent bars, bistros & shops, train station, beach & beautiful Valley Gardens.

Offered with immediate vacant possession, 'Smugglers Rest' has been recently refurbished (October 2021) to an immaculate, 'show-home', standard. Boasting 2x spacious double bedrooms, a fabulous open-plan living space, recently fitted modern kitchen with a range of integrated appliances, and a recently fitted contemporary shower room. Complete with private (but shared outdoor) space with flowerbeds & BBQ area, this apartment really must be seen to be truly appreciated. Given the location and high specification of this apartment, early viewing is absolutely essential!

Currently running as a holiday let, 'Smugglers Rest' is available to purchase on a 999 year lease with the communal areas serviced via standard management charge. Smugglers Rest is also being offered separately as part of a full block of five apartments.

Tenure Details: Currently a freehold block of apartments. In the event of the sale of Smugglers Rest, a 999 lease will be offered & each apartment will gain a Share of the Freehold once the last unit is sold, with management & insurance costs being shared between the five individual apartments. All furniture will also be available via separate negotiations.

Council Tax Band: Currently Holiday Lets, subject to business rates. This would revert to Council Tax if purchased for private / residential use.

EPC Rating: C

**Entrance 8'5" x 8'2" (2.57m x 2.49m)**

Laminate flooring, UPVC double glazed front door, fire alarm.

**Hallway 7'10" x 8'1" (2.39m x 2.46m)**

Laminate flooring, radiator, central heating thermostat.

**Open Living Space 18'4" x 17'7" (5.59m x 5.36m)**

Laminate flooring, 2x radiators, UPVC double glazed bay window, extractor, fully fitted kitchen with range of wall base and drawer units, integrated electric hob and oven, integrated fridge with freezer compartment, integrated washing machine, integrated dishwasher, composite sink + drainer, chrome mixer tap, TV point, phone point, Virgin point.

**Bedroom One 14'8" x 11'6" (4.47m x 3.51m)**

Carpeted, radiator, UPVC double glazed patio doors.

**Bedroom Two 10'9" x 8'0" (3.28m x 2.44m)**

Carpeted, radiator, UPVC.

**Bathroom 10'3" x 5'4" (3.12m x 1.63m)**

Vinyl flooring, radiator, vanity unit with wash hand basin, toilet, shower over bath, extractor fan, cupboard housing boiler.

**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.

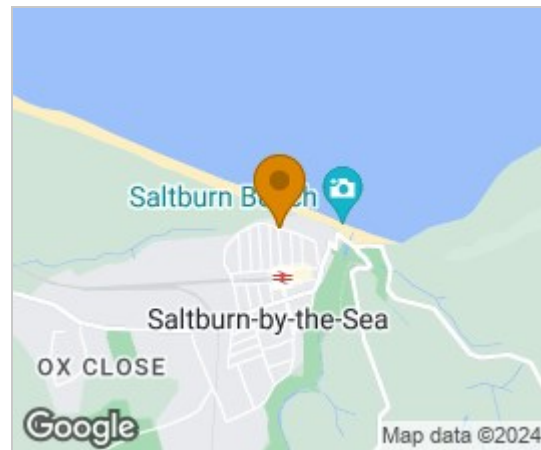
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

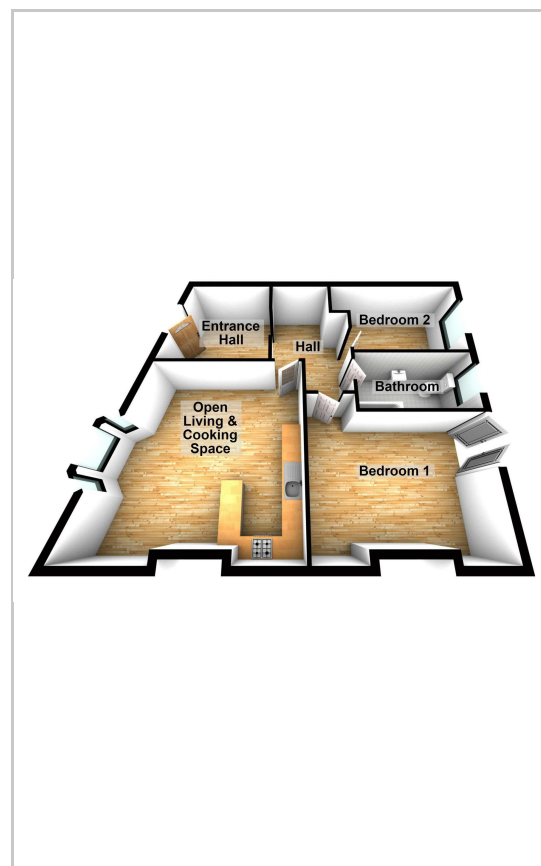
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	