



57 Garnet Street

Saltburn-By-The-Sea, TS12 1EQ

£150,000



A short walk from Marine Parade, and within Easy Access to Saltburn's Thriving Town Centre, a Modern and Well Equipped Two Bedroom Ground Floor Apartment, a Perfect Seaside Bolt Hole or Investment Opportunity.



Available with immediate vacant possession, and currently operating very successfully in the short term letting market. A rare opportunity to acquire one of two separate self contained two bedroom apartments, which are bright, modern and fully equipped, just steps away from Marine Parade, Saltburn town centre, and Saltburn train station. Currently available on one Freehold Title there will be an option to purchase the units individually, at which point a lease will be created on a Share of Freehold Basis, and on completion of the sale of the final unit, the new owners will gain a 50% share of the freehold

Tenure: Freehold - Can Be changed to Share of Freehold

EPC Rating: B

Council Tax Band: Currently Business Rates Due to Use

Living Room 17'1" x 18'5" (5.22m x 5.62m)

Double glazed French doors to the front aspect, double glazed windows, wood effect LVT flooring, range of white gloss kitchen units with granite worktops, integrated induction hob, electric oven, microwave, dishwasher and fridge freezer. underfloor heating

Bedroom One 10'2",m x 7'10" (3.11,m x 2.41m)

Sash window, LVT flooring, underfloor heating

Bedroom Two 10'2" x 7'10" (3.1m x 2.41m)

Sash window, LVT flooring, underfloor heating

Bathroom 6'8" x 5'7" (2.05m x 1.72m)

Tiled walls, panel bath with shower over, glazed screen, low level w.c, wash hand basin in vanity, sash window, underfloor heating

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

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			
England & Wales		EU Directive 2002/91/EC	

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.