



## 22 Zetland Court

Saltburn-by-the-Sea, TS12 1GA

**£230,000**



Nestled in the prestigious Zetland Court in the heart of Saltburn by the Sea, this top-floor apartment offers a luxurious lifestyle with convenience at its core. Boasting two bedrooms and two bathrooms, this property is perfect for those seeking a blend of comfort and style.



The apartment features a spacious living room with an additional light & airy dining area, ideal for entertaining guests or simply relaxing after a long day. With an elevator providing easy access to the top floor, convenience is truly at your fingertips.

One of the standout features of this property is its rarity on the market, offering a unique opportunity to own a piece of this sought-after block of apartments. The allocated parking space for one vehicle ensures that parking will never be a hassle in this bustling Town Centre.

With no onward chain, the path to making this apartment your own is clear and straightforward. Don't miss out on the chance to own a piece of Saltburn's charm in this exclusive location.

Tenure: Share of Freehold.

Lease Details: £1,200 per annum (payable £100pcm) which covers Building Management, Maintenance & Insurance.

Lease Restrictions: Holiday Lettings, Pets & Smoking are strictly NOT permitted.

Council Tax Band: Band-C.

EPC Rating: Awaiting New Certificate.

**Ground Floor**

Communal hall with staircase & elevator access to the 6th Floor.

**Sixth Floor**

**Entrance Hall**

Intercom. Carpeted. Radiator.

**Living Room 12'9" x 12'3" (3.89m x 3.75m)**

UPVC double glazed sash window to the front aspect. Carpeted. Radiator. Open archway to the Dining Area.

**Dining Area 16'4" x 9'1" (5.00m x 2.77m)**

3x UPVC double glazed sash windows to the front aspect. Carpeted. Radiator. Picture rail.

**Kitchen 8'0" x 6'8" (2.45m x 2.05m)**

A range of wall, base & drawer units. Laminate worktops incorporating 1 1/2 bowl stainless steel sink with single drainer & mixer tap. Integrated electric oven & 4-ring gas hob. Extractor hood. Plumbing for washing machine. Space for freestanding fridge / freezer. Laminate flooring. Radiator. LED downlighting.

**Bedroom One 11'8" x 10'6" (3.57m x 3.21m)**

UPVC double glazed sash window to the front aspect. Carpeted. Radiator. Access to En-Suite.

**Bedroom One En-Suite 7'1" x 3'11" (2.16m x 1.21m)**

Walk-in shower cubicle with thermostatic shower. Pedestal hand basin. Low-level W/C. Radiator. Carpeted. Extractor fan.

**Bedroom Two 13'11" x 8'0" (4.26m x 2.44m)**

Fitted wardrobes. Storage cupboard. UPVC double glazed sash window to the front aspect. Carpeted. Radiator.

**Bathroom 7'2" x 5'7" (2.19m x 1.72m)**

Panel bath with shower attachment. Pedestal hand basin. Low-level W/C. Radiator. Carpeted. LED downlighting. Extractor fan.

**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.

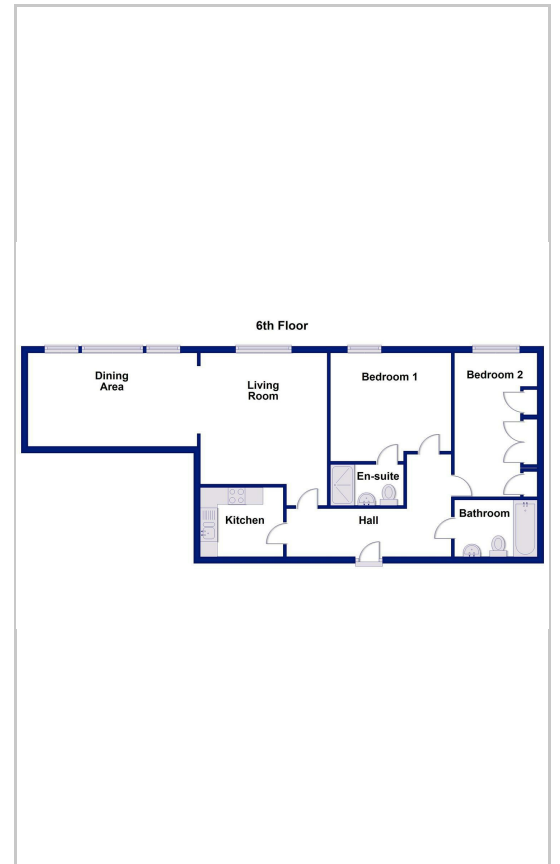
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

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