



**FLAT 2 LANGBAURGH COURT,
MARINE PARADE
SALTBURN-BY-THE-SEA**

**Offers In The Region
Of £195,000**

Believed to be the largest apartment within the development, occupying a prime seafront, ground floor location with panoramic views from Hartlepool to Huntcliffe.

- Lounge, kitchen & both bedrooms have sea views
- Garage with power and light.
- Ample storage

2 Langbarugh Court

Believed to be the largest property in Langbarugh Court and has recently been refurbished to give a comfortable & modern ambience.

Access is gained via a well maintained and presented communal entrance hall.

The private entrance hall has a useful built in storage cupboard along with a door leading directly into the lounge, which has a generous floor to ceiling window allowing ample natural light along with commanding breath taking sea views.

The fully fitted kitchen consists of a range of modern matching wall and base units leaving ample space for a dining table and chairs.

The master bedroom has two floor to ceiling windows, again, with spectacular sea views.

A second bedroom and four piece bathroom suite complete the property.

Garage

The larger than average garage is situated to the rear of the building to the left side of the communal entrance.

As the garage is joined to the apartment itself, power and light is supplied, a luxury that many of the other apartments lack.

Communal entrance

Private hallway

Lounge

15'5" x 15'4"

Kitchen

7'5" x 15'4"

Bedroom one

15'5" x 12'9"

Bedroom two

12'8" x 7'5"

Bathroom / WC

7'10" x 7'4"

Saltburn by the Sea

Langbarugh Court is a much sought after development of apartments occupying a prime sea front location with panoramic views from Hartlepool to Huntcliffe.

Saltburn-By-The-Sea is a seaside town situated on the North Yorkshire Coast, the town itself has retained



- Four piece bathroom suite
- Cavity wall insulation
- Haverland wall heaters
- Sky TV point

much of its original charm as a picturesque Victorian Seaside resort, with many attractions including the oldest (working) water balanced cliff tramway in Britain giving access from the town to the Pier below.

Literally a moments walk away, directly into the old spa town of Saltburn by the Sea, with many independent shops, tea rooms and restaurants in this delightful, unspoilt coastal resort.

Saltburn Railway Station gives excellent transport links in & out of town allowing residents to easily commute to and from the area.

Additional info

Due to lease restrictions, please note that:

* No pets allowed. Pets are allowed to visit but are not allowed to stay or be kept at the property

* OWNER OCCUPIER ONLY - CAN NOT BE SUBLET OR USED AS A HOLIDAY LET





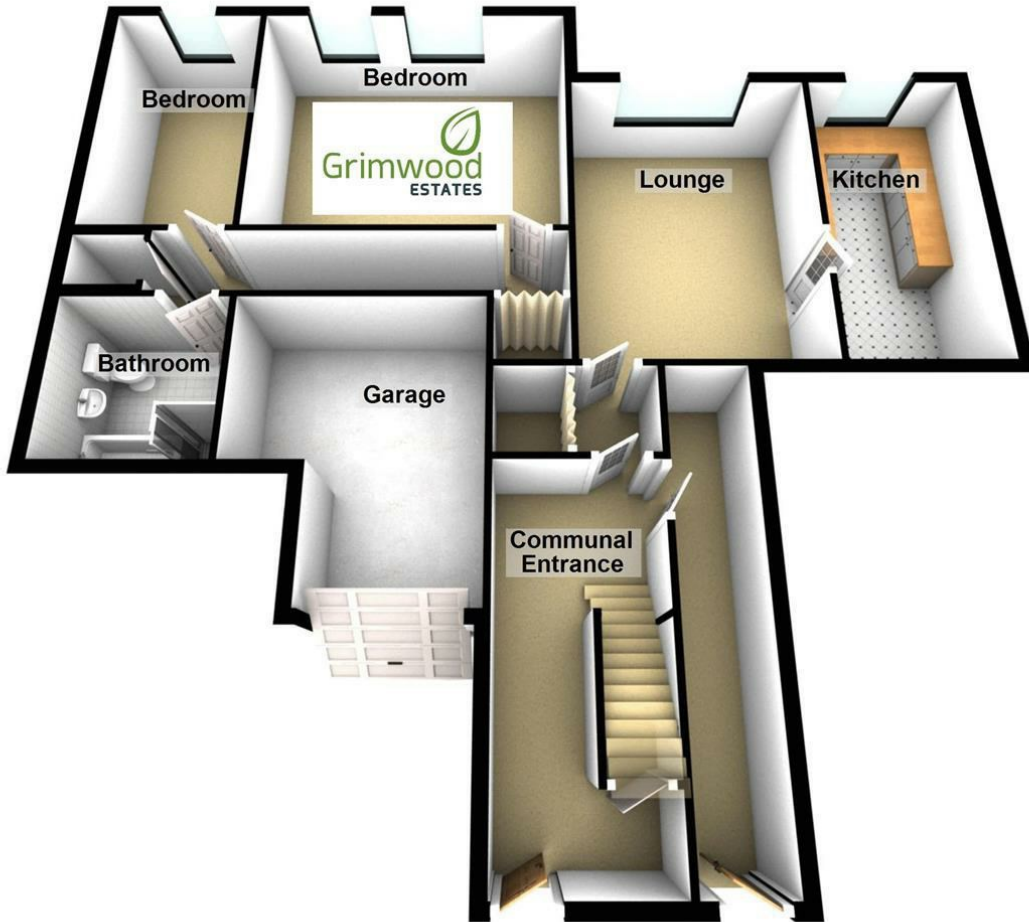



Additional Information

Local Authority - Redcar & Cleveland
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Leasehold - Share of Freehold

Ground Floor



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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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