



Inglebys

Estate Agents



Flat 1 Regency Buildings

Saltburn, TS12 1AG

£700 Per Calendar Month



Located directly in the centre of Saltburn's bustling Town Square, a delightful 1-bedroom first floor apartment. Boasting a large living room with open views over the Square & Railway Station, and within walking distance to amenities & transport links, early viewing is advised.



Within walking distance to Saltburn's Railway Station, independent bars, bistros & shops, and only a short journey from leisure facilities & schools, this spacious 1-bedroom first floor apartment offers ideal living accommodation in the heart of the ever popular Victorian Spa Town. Boasting an efficient, modern electric boiler & hot water boiler.

Council Tax Band: Band-A.

EPC Rating: Awaiting New Certificate.

Communal Entrance Hallway

Stairs leading to all floors and fire exit to the rear elevation.

First Floor

Private Entrance Hall 15'6" x 2'11" (4.74m x 0.91m)

Wooden fire door with deadlock to the communal hallway. Carpeted. Radiator. Storage cupboard housing modern, efficient electric Potterton boiler & hot water tank. Fire alarm system.

Living Room 16'8" x 12'10" (5.09m x 3.92m)

7x large wooden sash windows to the front & side aspects, overlooking Saltburn's Square & Railway Station. 2x radiators. Carpeted.

Kitchen 6'11" x 6'5" (2.13m x 1.98m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Tiled splash-backs. Integrated electric oven & hob. Extractor hood & additional extractor fan. Plumbing for washing machine. Space for fridge / freezer. Vinyl flooring. Hard-wired fire alarm. LED downlighting.

Bedroom 12'1" x 9'7" (3.69m x 2.93m)

2x large wooden sash windows to the side aspect. Carpeted. Radiator.

Bathroom 8'2" x 6'3" (2.51m x 1.93m)

Panel bath with thermostatic shower above. Pedestal hand basin. Low-level W/C. Chrome heated towel rail. UPVC double glazed window to the rear aspect. Vinyl flooring. Extractor fan. LED downlighting.

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.

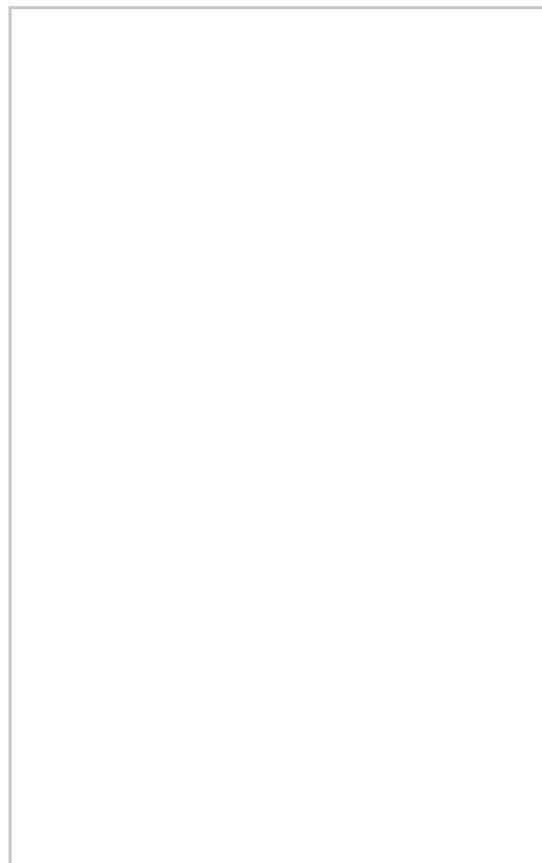
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Area Map



Floor Plans



Energy Efficiency Graph

