



Inglebys  
Estate Agents

## Flat 1, 43 Ruby Street

Saltburn-By-The-Sea, TS12 1EF

**£190,000**



A beautifully presented ground floor two-bedroom apartment located on the highly desirable Ruby Street in Saltburn-by-the-Sea. Boasting impressively high ceilings and presented in excellent condition throughout, this characterful property combines period charm with modern comfort.

Perfectly positioned just moments from the beach and promenade, the apartment is currently operating as a successful holiday let, making it an ideal investment opportunity or a superb coastal home. A particular highlight is the generous outside space, offering a rare and valuable feature for a property of this type in such a prime seaside location.



Situated close to local amenities, transport links, and Saltburn's renowned seafront, this beautiful apartment must be viewed to be fully appreciated.

Tenure Details: Share of Freehold

Council Tax Band: A

EPC Rating: D

#### Entrance Hallway

Wood effect laminate flooring.

Intercom entry system.

#### Living Room 14'8" x 17'11" (4.49 x 5.47)

Double glazed bay window to the front aspect.

Wood effect laminate flooring.

Column radiator.

Picture rail.

#### Kitchen 10'0" x 9'5" (3.05 x 2.88)

Double glazed window to the rear aspect.

A range of fitted wall and base units in white gloss, with roll top work surfaces.

Stainless steel sink with mixer tap.

Integrated electric oven and matching hob.

Plumbing for a dishwasher and washing machine.

uPVC door to the rear.

Wood effect laminate flooring.

#### Bathroom 6'1" x 5'5" (1.87 x 1.66)

A three bathroom suite comprising of a low level WC, wash hand basin inset into a vanity unit and a panelled bath with shower over.

Wood effect laminate flooring.

Chrome heated towel rail.

#### Bedroom One 11'9" x 14'11" (3.59 x 4.55)

Double glazed window to the rear aspect.

#### Bedroom Two 9'6" x 9'7" (2.92 x 2.94)

Double glazed window to the rear aspect.

#### External

To the rear of the property is a shared, enclosed garden with artificial grass and a decked patio.

#### 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.

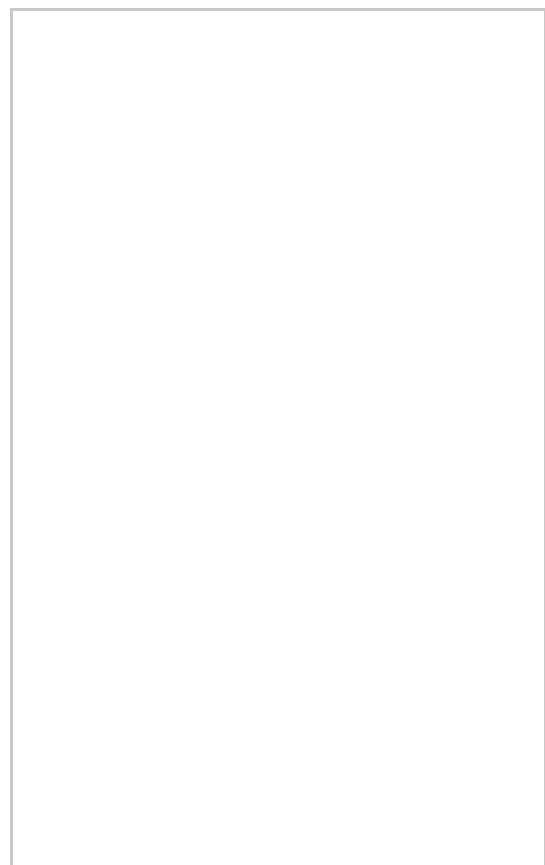
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

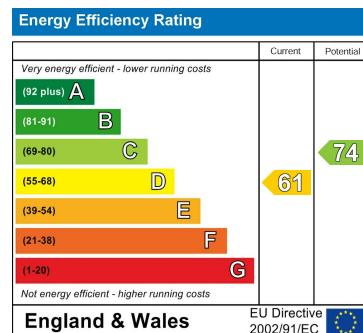
#### Area Map



#### Floor Plans



#### Energy Efficiency Graph



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.