



## Langbaurgh Court

Saltburn-By-The-Sea, TS12 1ET

**£180,000**



Situated in the sought-after coastal town of Saltburn-by-the-Sea, this well-presented two-bedroom apartment at Langbaurgh Court offers stylish living with panoramic sea views across the North East coastline.

The property features a spacious reception room, a newly fitted kitchen, and two well-proportioned bedrooms. Additional benefits include a brand new boiler with lifetime guarantee and the advantage of no onward chain, making for a smooth and straightforward purchase.

Ideally located within walking distance of the town centre, with its range of shops, cafés and amenities, the apartment also comes with a garage for secure parking.

Perfect as a main home, holiday retreat or investment, this is a fantastic opportunity to enjoy coastal living at its best.



Situated in the highly sought after Langbaugh Court, directly on Marine Parade, this second-floor apartment boasts fabulous sea & coastline views to the front aspect, complete with a private balcony. Off-street parking for 1x car, and being close to Saltburn's thriving Town Centre & beach, this property must be viewed to be fully appreciated.

Tenure Details: Share of Freehold.  
Ground Rent £84.00 per month

PLEASE NOTE: Due to lease restrictions, holiday lettings, residential lettings & pets are strictly prohibited.

EPC Rating: C

Council Tax Band: Band-B.

### Communal Entrance

Phone Entry System. Carpet. Stairs leading to all floors.

### Living Room 24'6" x 15'5" (7.49m x 4.70m)

UPVC triple glazed crittall style windows, electric fire, carpet flooring, electric night storage heater.

### Dining Area

Tiled Floor.

### Kitchen 8'10" x 7'6" (2.71m x 2.30m)

Newly fitted kitchen - grey wall and base units with plinth lighting. Electric oven and hob, composite sink and mixer tap, Integrated washing machine, laminate worktop, laminate flooring. UPVC triple glazed window to front aspect.

### Bathroom 7'5" x 6'4" (2.27m x 1.94m)

Panel bath, overhead shower, low level WC, pedestal basin. Extractor fan.

### Bedroom One 11'4" x 8'11" (3.47m x 2.73m)

UPVC double glazed window, fitted wardrobes, electric night storage heater.

### Bedroom Two 9'0" x 7'5" (2.76m x 2.27m)

UPVC double glazed window to rear aspect. electric night storage heater, newly fitted carpet.

### External

Garage. Newly fitted garage door.

### 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.

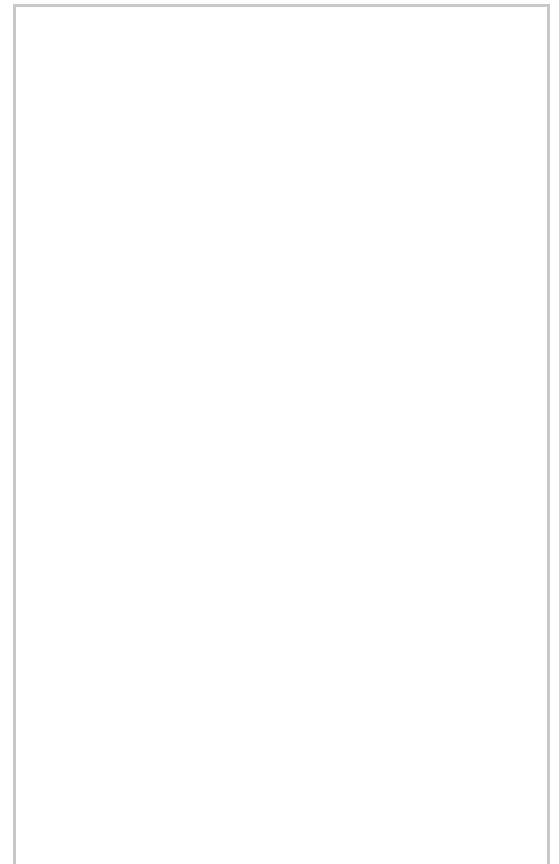
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## Area Map



## Floor Plans



## Energy Efficiency Graph

