



## 70 Ruby Street

Saltburn-By-The-Sea, TS12 1EG

**£199,950**



Showcasing spectacular sea views from an elevated position, a fantastic 2-bedroom second-floor / top-floor apartment boasting modern & contemporary décor throughout, situated in the heart of Saltburn's flourishing Town Centre.



Benefiting from a full replacement roof in August 2022 with all new slates, a recently renewed lease agreement (979-years remaining as of 2023), amazing views to the front & side elevations, and tasteful modern décor, this apartment must be viewed in order to witness its full potential.

Tenure Details: Share of the Freehold (1/3).

Tenure Terms: 999-Year Lease Agreement with 979 years remaining. Peppercorn Ground-Rent. General agreement between the 3x apartment owners in regards to any building maintenance / repairs. PLEASE NOTE: Due to lease restrictions, Holiday Lettings are NOT permitted within this building.

Council Tax Band: A.

EPC Rating: C Rating

#### Communal Hall

Staircase leading to the second floor.

#### Private Hall

An L-Shaped hall providing access to all rooms. Carpeted. Radiator. Wall-mounted combi-boiler.

#### Living Room 15'4" x 12'5" (4.68m x 3.79m)

Large UPVC double glazed sash turret window to the front / side aspects, boasting fabulous sea views with space for a seating / dining area. Carpeted. Radiator. Access to the Kitchen.

#### Kitchen 16'8" x 7'5" (5.09m x 2.28m)

A range of wall, base & drawer units. Laminate worktops incorporating composite sink with chrome mixer tap. Integrated electric oven & gas hob. Extractor hood. Tiled splash-backs. Plumbing for washing machine & space for tumble dryer. Space for freestanding fridge / freezer. Vinyl flooring. UPVC double glazed sash window to the front aspect. Radiator.

#### Bedroom One 11'9" x 9'9" (3.59m x 2.98m)

UPVC double glazed bay window to the side aspect with sea views. Carpeted. Radiator.

#### Bedroom Two 11'9" x 11'4" (3.59m x 3.47m)

UPVC double glazed window to the side aspect. Carpeted. Radiator.

#### Bathroom 7'7" x 7'6" (2.32m x 2.31m)

Freestanding rolltop bathtub with shower attachment. Low-level W/C. Walk-in shower cubicle. Traditional style hand-basin. Tiled walls & floor. UPVC double glazed window to the side aspect. Chrome heated towel rail. 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.

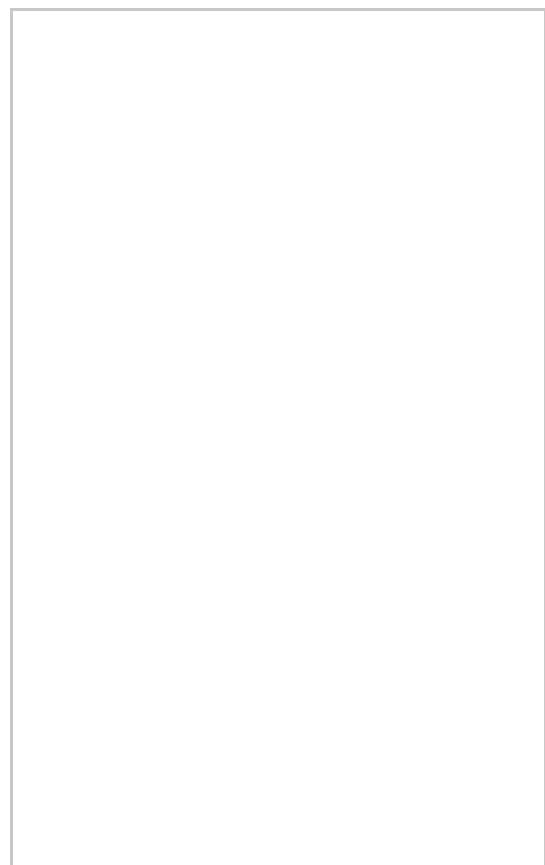
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

#### Area Map



#### Floor Plans



#### Energy Efficiency Graph

