



## Flat 1, 28 Diamond Street

Saltburn-By-The-Sea, TS12 1EB

**£695 Per Calendar Month**



Located in the heart of Saltburn's thriving Town Centre, a well presented 1-bedroom ground-floor apartment available to move into immediately.



Welcome to Diamond Street, Saltburn-By-The-Sea - a charming location that could be your next home! This delightful 1-bedroom ground-floor apartment is situated in the heart of Saltburn's popular Town Centre, offering convenience and a vibrant lifestyle.

As you step into this property, you are greeted by a large living room featuring a large sash bay window to the front aspect, and an inviting electric stove-effect fire, perfect for cosy evenings in.

The bedroom provides a peaceful retreat, and the shower room offers all the necessary amenities for your comfort. Additionally, the rear yard provides a lovely outdoor space where you can enjoy some fresh air.

Don't miss out on the opportunity to make this apartment your own and experience the best of what Saltburn has to offer. Contact us today to arrange a viewing and take the first step towards your new home on Diamond Street!

Council Tax Band: Band-A.

EPC Rating:

#### Rental Enquiries

Interested in this property? The fastest way to secure a viewing is to enquire online via the website that you have seen the property listed. Simply register your details, submit your online enquiry and we will respond as soon as possible with the next steps required to schedule a viewing.

Tenancy Deposit & Upfront Payments: 1x Month's Rent and a Security Deposit equivalent to 5 Weeks' Rent are both required upfront in order to move into the property.

#### Entrance Hall

Communal entrance hall with wooden door to the front elevation, stairs leading to the other apartments and wooden door to the apartment. Original Victorian tiled flooring.

#### Living Room 17'0" x 13'11" (5.20m x 4.26m)

Carpeted. Large hardwood glazed sash bay window to the front aspect. Fireplace with electric stove-effect fire. Radiator. Coving.

#### Dining Room 16'10" x 9'9" (5.14m x 2.99m)

Hardwood glazed sash window to the side aspect. Carpeted. Radiator. Storage cupboard.

#### Kitchen 11'5" x 8'10" (3.48m x 2.70m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Eye-level electric oven. Gas hob. Extractor hood. Tiled splash-backs. Plumbing for washing machine. 2x UPVC double glazed windows to the rear aspect. Vinyl flooring. Wooden glazed door to the rear yard.

#### Bedroom 13'11" x 10'5" (4.25m x 3.19m)

Hardwood glazed sash windows to the rear aspect. Carpeted. Radiator. Coving.

#### Shower Room 8'7" x 4'5" (2.62m x 1.36m)

Tiled floor. Vanity unit with hand basin. Low-level W/C. Electric shower. Chrome heated towel rail. LED downlighting.

#### External

#### Rear Elevation

Yard with gated access to the alley.

#### 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.

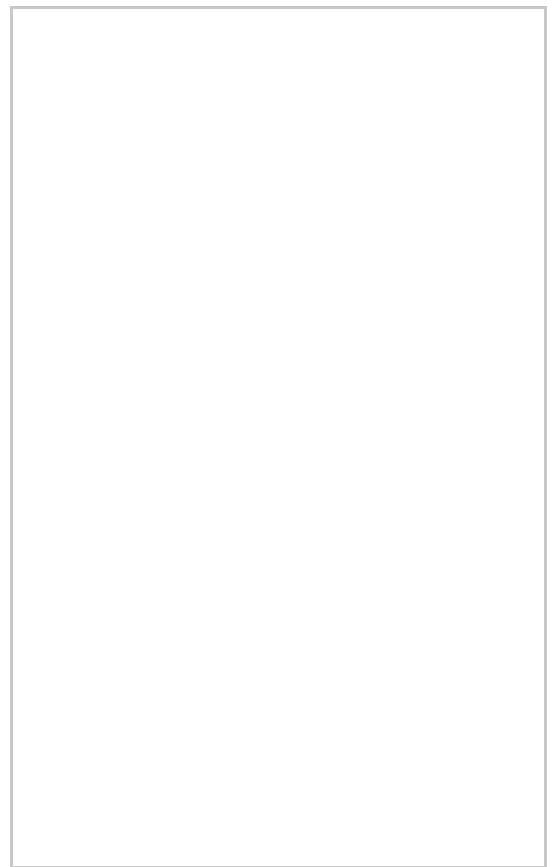
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

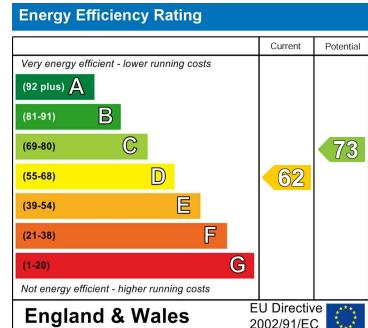
## Area Map



## 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.