



# Inglebys

Estate Agents



## Flat 1, 21 Amber Street

Saltburn-By-The-Sea, TS12 1DT

**£135,000**



Modern One-Bedroom Apartment with Allocated Parking

This well-presented one-bedroom apartment offers comfortable and contemporary living, ideal for first-time buyers or investors. The property features a modern fitted kitchen, spacious living area, and a bright double bedroom. Additional benefits include an entry phone system for added security and allocated parking. Conveniently located with easy access to local amenities and transport links.

The allocated Parking Space is adjacent to the flat windows making EV charging a convenient possibility.



The apartment is situated in a well-maintained development, offering a quiet and secure environment. The modern kitchen comes fully equipped with integrated appliances, while the open-plan layout creates a bright and airy space. With excellent transport connections nearby and local shops, cafes, and green spaces within easy reach.

Please note that due to lease restrictions, the property may be sublet, but Holiday Letting is NOT permitted.

Tenure: Share of Freehold (£1201.00 per annum Maintenance Charge)

Council Tax: Redcar & Cleveland Band A

EPC Rating: D

### Communal Entrance Hall

Entry Phone System. Staircase leading to all apartments.

### Living Room 17'9" x 13'4" (5.43m x 4.07m)

uPVC x 2 to front and side aspect. Two programmable electric radiators. Carpeted.

### Kitchen 8'10" x 8'9" (2.71m x 2.67m)

uPVC window to rear aspect. A range of white gloss wall, drawer and base units. Stainless steel sink with drainer. Integrated electric oven. Induction hob. Integrated fridge. Laminate worktops. Vinyl flooring.

### Bathroom 6'7" x 5'5" (2.01m x 1.66m)

uPVC window to rear. Low-level W/C. Walk-in shower, glass enclosure. Hand-basin. Chrome towel rail. Vinyl flooring.

### Bedroom One 11'8" x 9'8" (3.56m x 2.95m)

uPVC window to rear aspect. Carpeted. Programmable electric radiator.

### 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.

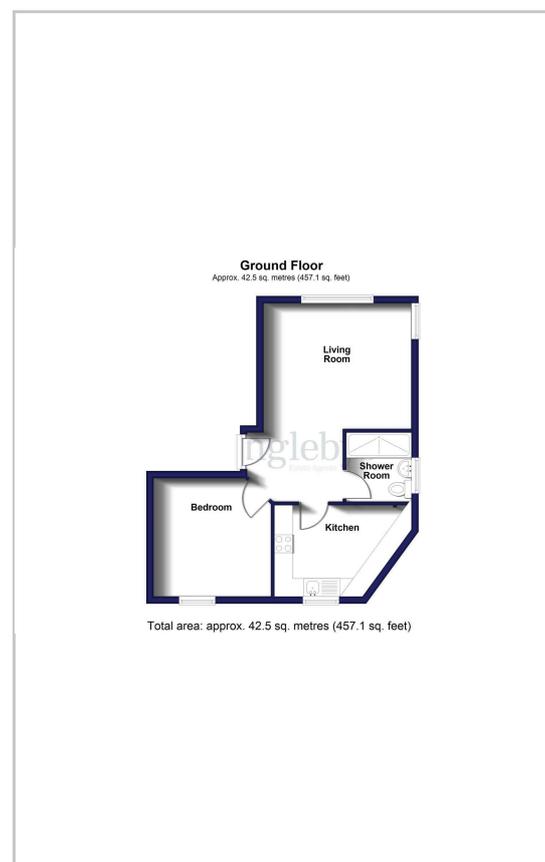
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

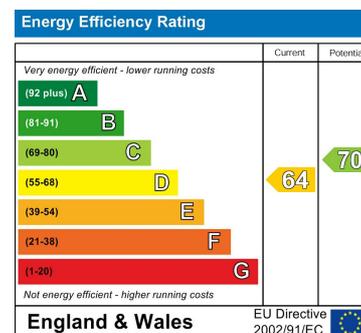
## Area Map



## 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.

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