



Inglebys  
Estate Agents

## 2 Balmoral Terrace

Saltburn-By-The-Sea, TS12 1AS

**£165,000**



Welcome to Balmoral Mansions, a stunning property located in the iconic Balmoral Terrace in the charming seaside town of Saltburn-By-The-Sea. This beautiful garden apartment offers a perfect blend of character and modern living.



As you step into this apartment, you are greeted by a well-proportioned reception room, the bedroom is spacious and provides a peaceful retreat. The bathroom is elegantly designed, adding a touch of luxury.

One of the standout features of this property is its location within the iconic Balmoral Mansions. This historic building exudes charm and character, making it a truly unique place to call home. The apartment itself is beautifully presented.

Don't miss this opportunity to own a piece of history in a prime location. Whether you are looking for a permanent residence or a holiday home by the sea, Balmoral Mansions has it all. Book a viewing today and experience the beauty and charm of this exceptional property for yourself.

Situated directly in the heart of Saltburn's thriving Town Centre, the Grade II Listed 'Balmoral House' is home to several luxury apartments. This beautiful garden flat boasts a perfect blend of original victorian features & modern luxuries in an idyllic location, making it a perfect second home or first-time alike.

**Tenure Details:** Leasehold. Due to lease restrictions, holiday lettings are NOT permitted.

**Tenure Charges:** £100 per month which includes management, maintenance & insurance. AGM meetings held regularly.

**Council Tax Band:** Band-A.

**EPC Rating:** D

#### **Living Room 25'1" x 14'6" (7.65m x 4.42m)**

Wooden sash window to front aspect. cornice and ceiling rose, radiator. Original victorian fireplace, carpeted.

#### **Kitchen 10'1" x 6'7" (3.09m x 2.02m)**

Range of drawer and base units, electric oven and hob, dual Belfast sink, plumbing for washing machine. tiled splashback.

#### **Inner Hall 13'10" x 6'7" (4.24m x 2.01m)**

Radiator, cornice, carpeted, storage.

#### **Bedroom 13'6" x 13'3" (4.13m x 4.04m)**

uPVC window to rear aspect, cornice, carpeted, radiator.

#### **Bathroom 9'7" x 5'10" (2.93m x 1.80m)**

Pedestal hand basin, low level WC and bidet. Walk-in shower with glass enclosure. Fully tiled.

#### **External**

Front communal garden - with shrubs, flowers, borders and trees. Seating in situ for residents to enjoy.

#### **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.

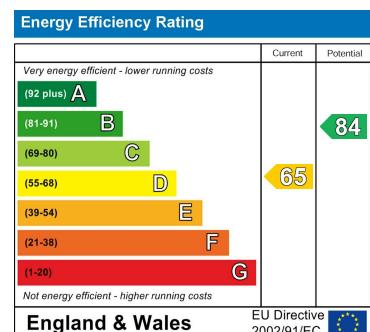
## **Area Map**



## **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 firms employment has the authority to make or give any representation or warranty in respect of the property.