



Inglebys

Estate Agents



9 Diamond Street

Saltburn-by-the-Sea, TS12 1EB

£178,500



Modernised to the highest of standards, this 2-bedroom, fully furnished, 2nd floor apartment in 'Diamond House' is situated on the centrally located on Diamond Street, close to Saltburn's award winning beach & independent bars & bistros.



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Diamond House has recently been fully renovated to the highest of standards. This includes all communal areas. This apartment benefits from an electric combi boiler providing heating and hot water on demand. Fully double glazed throughout as well as open plan living creates the perfect environment for modern day living.

Tenure: 999-year Lease with Peppercorn rent. No immediate maintenance charges. Insurance premium required based on square footage.

Council Tax Band: Redcar & Cleveland A

EPC Rating: E-Rating

Property Details:

Hallway 8'3" x 3'4" (2.52m x 1.02m)

Carpeted. Loft hatch.

Open-Plan Living & Kitchen Area 14'6" x 11'10" (4.44m x 3.63m)

Brand new fitted kitchen comprising of a range of base & drawer units. Laminate worktops incorporating composite black sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Integrated fridge & dishwasher. Laminate flooring. UPVC double glazed bay window to the front aspect with views over Saltburn Town. Radiator. LED downlighting.

Utility Area 5'3" x 3'10" (1.61m x 1.19m)

Plumbing for washing machine. Wall-mounted modern electric boiler. Carpeted.

Bedroom One 14'10" x 8'10" (4.54m x 2.71m)

Carpeted. Velux roof window. Radiator. Access to En-Suite.

Bedroom One En-Suite 9'3" x 8'10" (2.82m x 2.71m)

Walk-in shower cubicle. Hand basin & low-level W/C within the vanity unit. UPVC cladded walls. Chrome heated towel rail. Extractor fan.

Bedroom Two 3.29m x 2.38m

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

Shower Room 10'5" x 3'3" (3.19m x 1.00m)

Low-level W/C & hand basin within vanity units. Walk-in shower cubicle. Chrome heated towel rail. LED downlighting. UPVC cladded walls. Extractor fan.

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.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	