



Anchors Away, 39 Marine Parade

Saltburn-By-The-Sea, TS12 1DY

Offers Over £230,000



Located within a beautiful block of apartments, a magnificent 2-bedroom second-floor apartment boasting spectacular views of Saltburn's iconic coastline. With open plan living, cooking & dining space, a fine example of modern & contemporary living in a highly sought after location.



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Situated directly on Saltburn's highly sought after Marine Parade, 'Anchors Away' is only a short walk from Saltburn's independent bars, bistros & shops, train station, beach & beautiful Valley Gardens.

Offered with immediate vacant possession, 'Anchors Away' has been recently refurbished (October 2021) to an immaculate, 'show-home', standard. Boasting 2x spacious double bedrooms, a fabulous open-plan living space, recently fitted modern kitchen with a range of integrated appliances, and a recently fitted contemporary shower room. Complete with panoramic sea & clifftop views, this apartment really must be seen to be truly appreciated. Given the location and high specification of this apartment, early viewing is absolutely essential!

Currently running as a holiday let, 'Anchors Away' is available to purchase on a 999 year lease with the communal areas serviced via standard management charge. Anchors Away is also being offered separately as part of a full block of five apartments.

Tenure Details: Currently a freehold block of apartments. In the event of the sale of Anchors Away, a 999 lease will be offered & each apartment will gain a Share of the Freehold once the last unit is sold, with management & insurance costs being shared between the five individual apartments. All furniture will also be available via separate negotiations.

Council Tax Band: Currently Holiday Lets, subject to business rates. This would revert to Council Tax if purchased for private / residential use.

EPC Rating: C

Entrance Hall 10'2" x 5'0" (3.10m x 1.52m)

Laminate flooring. Central heating controls. Fuse board. Smoke & heat alarms. Radiator.

Open Living Space 17'8" x 17'6" (5.38m x 5.33m)

A beautiful open-plan space with living, dining & cooking facilities. Featuring sea views to the front aspect and a fully fitted modern kitchen with a range of appliances including integrated fridge, washing machine & dishwasher. Integrated electric oven & hob. Extractor hood. Breakfast bar. A range of wall, base & drawer units. Composite sink with single drainer & mixer tap. 2x radiators. Laminate flooring. 2x UPVC double glazed windows to the front aspect. LED downlighting.

Bedroom One 15'4" x 11'5" (4.67m x 3.48m)

UPVC double glazed window. Carpeted. Radiator.

Bedroom Two 12'7" x 8'0" (3.84m x 2.44m)

UPVC double glazed window. Carpeted. Radiator. Heat alarm.

Shower Room

A contemporary bathroom suite comprising of double walk-in shower cubicle with thermostatic shower. Low-level W/C. Hand basin within the vanity unit. Radiator. Vinyl flooring. Storage cupboard housing the combi-boiler. 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.

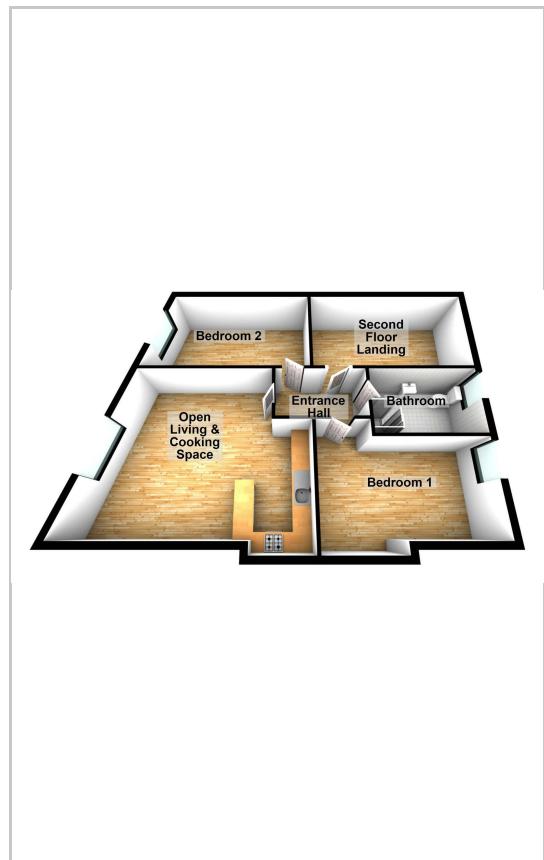
The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

