

- Luxury penthouse duplex apartment
- Iconic lift served building
- Roof terrace offering panoramic views over Whitby

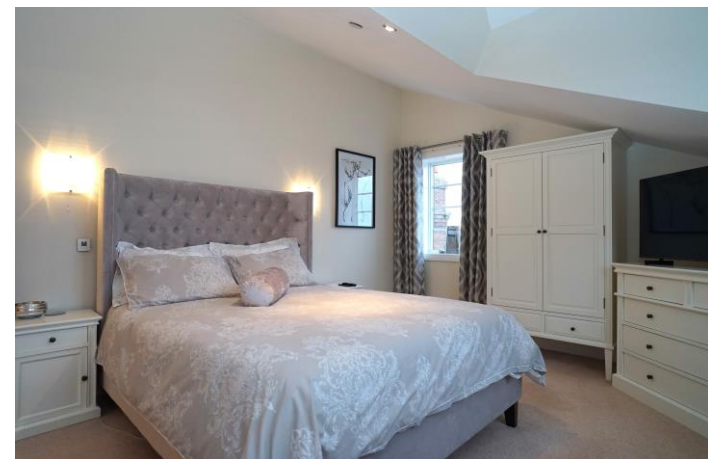


21 Union Mill, Upgang Lane, Whitby, North Yorkshire, YO21 3EA

Guide Price £395,000

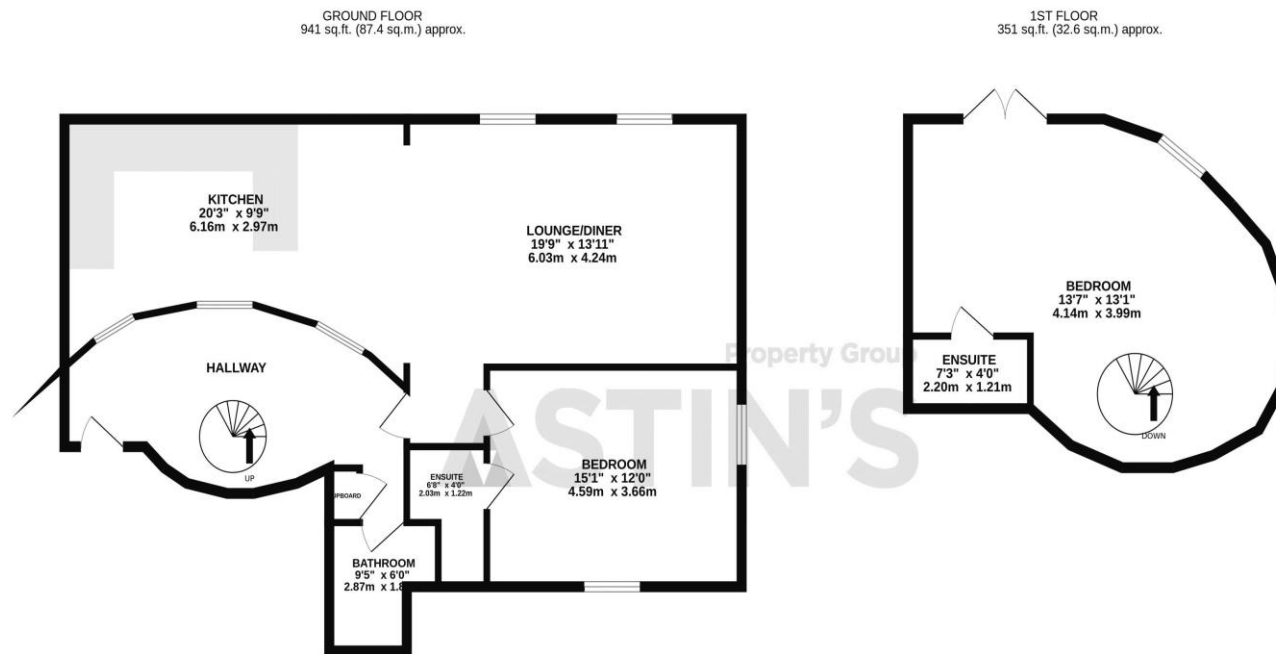
Property Group

ASTIN'S



Astin's are pleased to present the Penthouse at Union Mill, a unique opportunity to purchase a two bedroom duplex apartment in this iconic Whitby building. The dome and roof terrace offer an amazing panoramic view like no other, stretching from the fields beyond to the iconic Whitby beach.

The ground floor of this two bedroom penthouse comprises of an entrance hallway with a stylish open spiral staircase, an open plan living room/diner/kitchen with a range of integrated appliances, a double bedroom with an en-suite shower room and a luxury house bathroom with modern white ceramic suite. To the second floor you will find a double bedroom with an en-suite shower room and French doors leading to the roof terrace. The property is warmed by electric under-floor heating and also benefits from double-glazing and a heat recovery system. To the rear of the building you will find parking for one vehicle. This space is held on a licence basis and a fee of £500 is payable per annum. Viewing is highly advised to appreciate this unique property. Call Astin's today!



Always a warm welcome 7 days a week



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Leasehold basis.

SERVICES:

All mains services are connected to the property.

REF: 7376

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy performance certificate (EPC)			
APARTMENT 21 UNION MILL 6 UPGANG LANE WHITBY YO21 3EA	Energy rating C	Valid until:	14 May 2031
		Certificate number: 6706-2329-7002-1895-2606	

Property type	Top-floor flat
Total floor area	117 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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