

- Immaculate, one bedroom apartment
- Holiday letting permitted
- Fabulous town centre location



Flat 3, 3, Albion Terrace, Whitby, North Yorkshire, YO21 1ER

Guide Price £145,000

Property Group

**ASTIN'S**





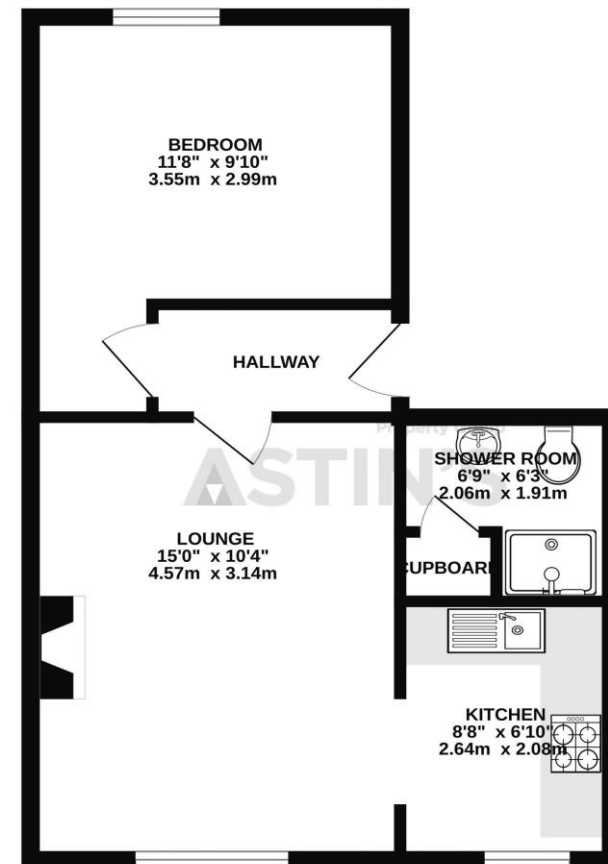
Astin's are pleased to present this modern, one bedroom apartment situated on the second floor of a period Victorian townhouse dating from 1867. This and the other three apartments within the building were fully refurbished internally in 2010 and have been maintained to a high standard since. Immaculately presented throughout, the apartment is a straight walk in for buyers looking for a bolt-hole by the sea, holiday let investment or permanent residence.

The spacious lounge and separate kitchen both enjoy classic Whitby views not just to the Marina to the front right but also over the characterful rooftops of the town across to the Abbey with a glimpse of the sea.

Central heating and hot water are provided by a wall-mounted gas-fired combi boiler situated in the kitchen. This is also fitted with units and built-in appliances. There is a modern shower room with white suite, and a large floor to ceiling storage cupboard with space & plumbing for a washing machine. The lounge and bedroom also have useful storage cupboards. The bedroom is again a generous size, easily fitting a double bed. This apartment retains it's 3 original sliding sash windows all of which are in decent working order.

Whilst situated in a relatively quiet location, the town centre with it's wealth of amenities and attractions remains just a 5-minute stroll away. Off-street parking can also be found near the property. Call Astin's to arrange a viewing!

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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: 8751**

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)**

Flat 3 3 Albion Terrace WHITBY YO21 1ER	Energy rating <b>C</b>	Valid until: 21 February 2034  Certificate number: 1734-6122-0300-0659-5222
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Property type: Mid-floor flat  
 Total floor area: 41 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>).

**Energy rating and score**

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

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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For all our properties visit [www.astin.co.uk](http://www.astin.co.uk)

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