



- Stunning two bed apartment in striking, newly built building
- Fantastic open plan living space, perfect for entertaining
- Allocated parking space with holiday letting & pets permitted

Apartment 4, Argyle Court, Argyle Road, Whitby, North Yorkshire, YO21 3FJ

Guide Price £325,000

*Finest*  
**ASTIN'S**



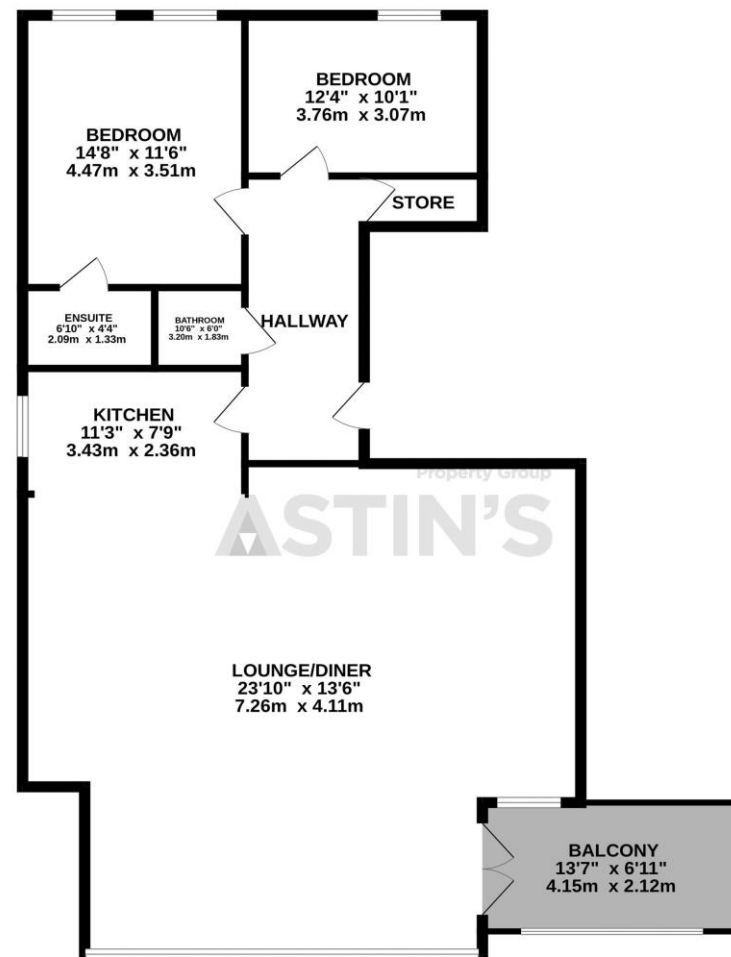
Astins are proud to bring to market Flat 4, Argyle Court, a superb and immaculately presented, two bed apartment with large balcony and views out to Sea.

Always used as a second home there are elements of this apartment that are brand new, never touched! Argyle Court was built in 2019 and offers a modern and striking building in an ideal location, there is allocated parking spaces for each apartment and is still under NHBC Warrantee giving peace of mind on investment.

The current vendors have upgraded the specification of the apartment from the original developer making this very much a bespoke apartment. This includes luxurious Karndean flooring to the main living space, hallway, bathroom and en-suite and upgraded carpets in both bedrooms. The accommodation comprises of large lounge/kitchen/diner with bi-fold doors to the front with Perspex rails and side door access to a private balcony to sit and watch the world go by. This room has oodles of light flooding the room making the space feel even larger, the modern kitchen houses integral Bosch appliances and concrete effect work surfaces. There is a family bathroom as well as en-suite to the master double. Both double bedrooms have built in wardrobes and storage and are well appointed. There is a large storage cupboard which is always handy being this close to the beach.

The Apartment has a video recognition access system, is lift served and is on a 999 year lease with 995 years remaining.

GROUND FLOOR  
1192 sq.ft. (110.8 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 sq.m.) approx.

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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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 999 year lease basis.

#### SERVICES:

All mains services are connected to the property.

**REF: 9995**

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.

**Astin's**

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## Energy performance certificate (EPC)

Flat 4 Argyle Court 1 Argyle Road WHITBY YO21 3FJ	Energy rating <b>B</b>	Valid until: 14 December 2029 Certificate number: 9568-3885-7524-9191-0971
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Property type	Mid-floor flat
Total floor area	81 square metres

### Rules on letting this property

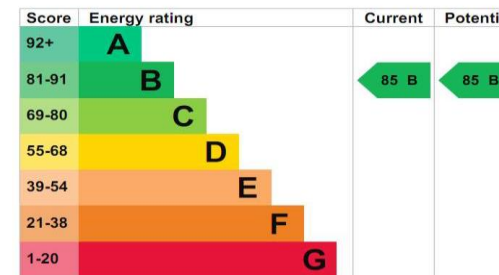
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be B.

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



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

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9568-3885-7524-9191-0971>

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.