

- Immaculately presented one bed apartment
- Sea view and residents parking
- Close to all amenities and on a regular bus route



FAIRWAYS COURT

50 Fairways Court, Uppang Lane, Whitby, North Yorkshire, YO21 3JY

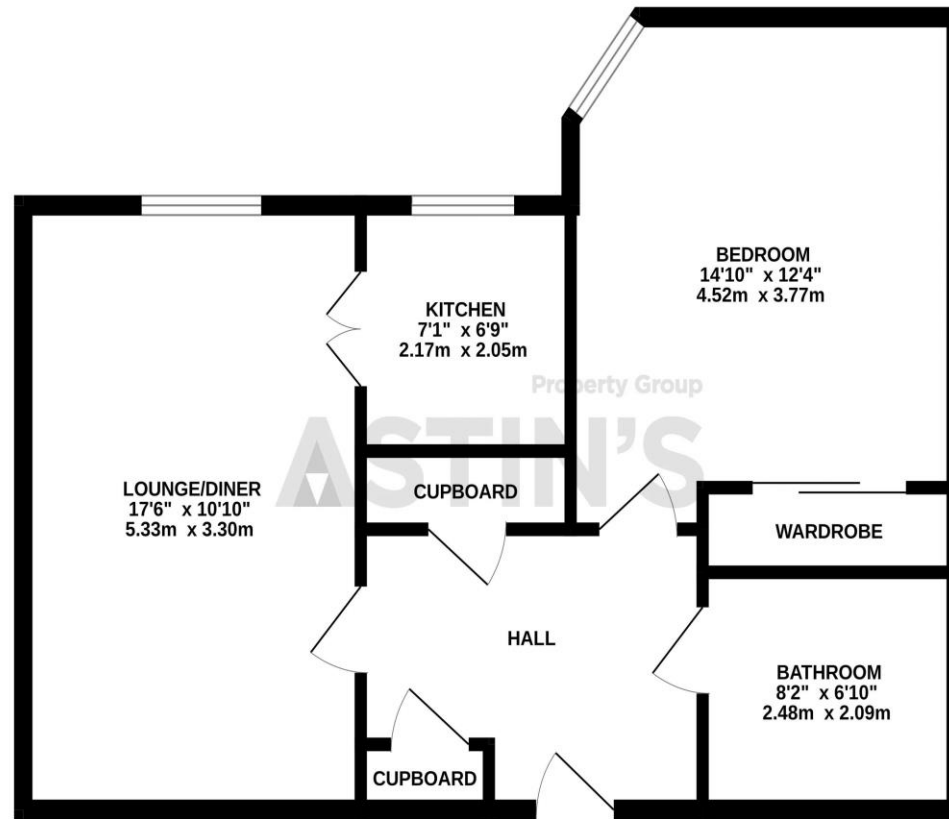
Guide Price £160,000

Property Group
ASTIN'S



This delightful, 1 bed apartment is wonderfully located within Fairways Court. A building of 50 apartments that also offers communal lounges, gardens and events throughout the calendar. Apartments in the building are always sought after and it is not hard to see why. This apartment is on the top floor of this lift served block and offers a sea view through the rooftops, The accommodation is well planned and offers wider door entries and has emergency cord contact to the building manager throughout. The lounge offers a large open space that gets plenty of light with double doors leading to a well equipped kitchen with built in appliances. There is a large master bedroom with built in wardrobes and good size bathroom with large sit down shower. There is also a large cupboard for that all important storage. The building is access with key or voice entry and there is a site manager present. The property is surrounded with communal gardens and parking is available. Being only a short walk from the shops, post office, hairdressers and in close proximity to the cliff top and a bus route the apartment is ideally located to cater any discerning purchasers needs. This apartment really needs to be seen to be appreciated, the apartment is restricted to residents 60 and over and must be used as a main residence. Offered with no upward chain viewings through sole agents Astins.

GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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



Energy performance certificate (EPC)

Flat 50 Fairways Court
Uppgang Lane
WHITBY
YO21 3JY

Energy rating

C

Valid until: 2 May 2028

Certificate number: 8898-7125-4200-2177-3906

Property type

Top-floor flat

Total floor area

49 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 efficiency rating for this property

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

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

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: 9223

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(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.

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

47 Flowergate

Whitby, North Yorkshire, YO21 3BB

For all our properties visit www.astin.co.uk

Tel: 01947 821122 Option 1

Email: property@astin.co.uk