



HENDERSONS

APARTMENT 5 KENILWORTH HOUSE, WHITBY
Guide Price £315,000



Hendersons introduce Apartment 5, Kenilworth House. If you're looking for a well-established holiday letting investment, then look no further as this two-bed, two bath, apartment will certainly attract the most discerning of buyers. Located within the period apartment block of Kenilworth House, boasting fabulous sea views, the apartment also has a secure lift which provides direct access into the apartments entrance hallway. The sliding sash, bay windows to the lounge and the front bedroom flood the apartment with natural light as well as allowing views to the end of the street and sea beyond.

The beautifully appointed accommodation is briefly made up of a welcoming entrance hall which has a useful storage cupboard and both lift and stairwell access, an 'L' shaped, open plan living space with a fitted kitchen, breakfast bar and feature gas fireplace, a front facing bedroom with ensuite bathroom, a second bedroom that overlooks the rear green and a house shower room which has refurbished in 2023. Heated via a Gas Fired Combi Boiler that was installed in April 2023 and has a 10 year guarantee.

Currently used as a holiday let, the future bookings would be included for a potential buyer who would like to continue letting and contents could be available by separate negotiation. Alternatively, this versatile accommodation is a great option for those looking for a second home or a permanent residence for purchasers looking to take an initial step onto the property ladder. 999 year lease with peppercorn rent, Management and Maintenance fees are approx. £750 per annum. On street parking is available and resident permits can be granted to vehicle owners as it is within Whitby's Controlled Parking Zone from Scarborough Borough Council.

The location is truly superb with the West Cliff and its stunning golden beach at the end of the street and the very centre of Whitby a very short stroll away. Closer inspection is a must, to arrange a viewing, call Hendersons the sole agents today!



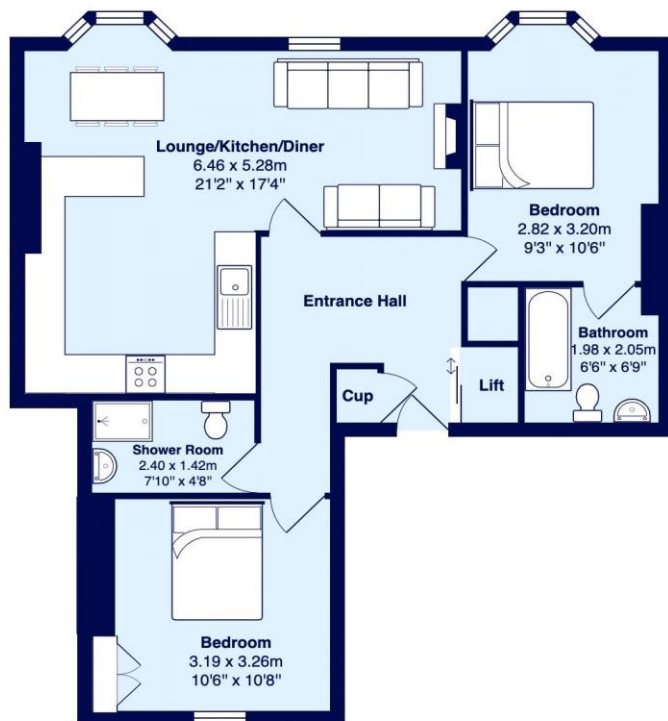
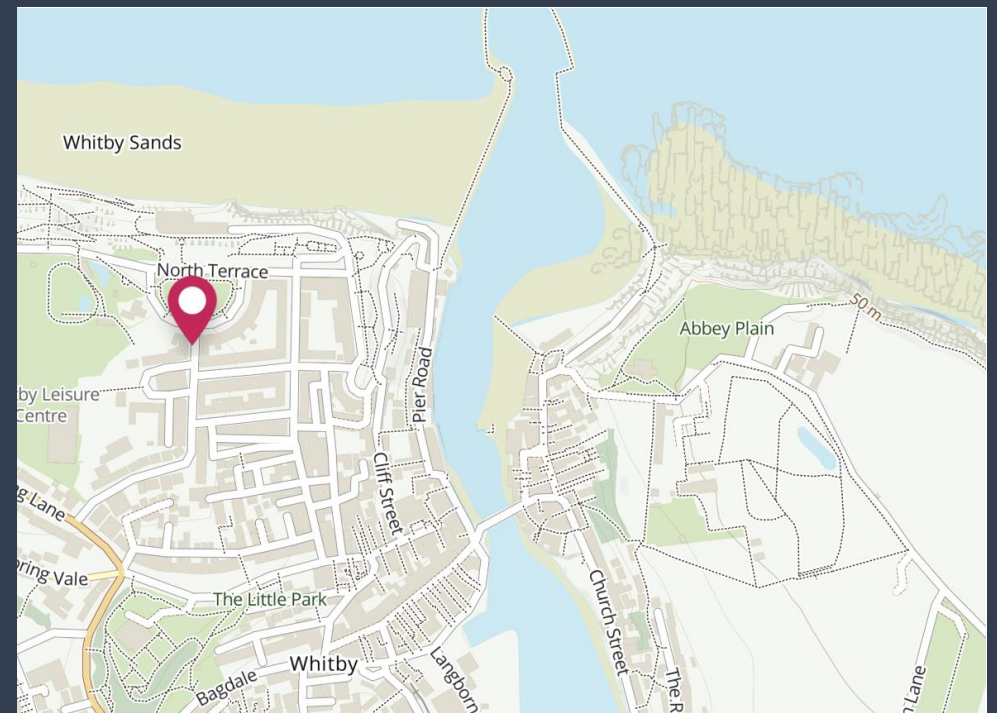
Key information about this property...

EPC Rating: TBC

Property Tenure: Leasehold

Property Reference: 5167

Services: All mains connected



**Want to book a viewing of this property call
one of our property advisors on 01947 60 26 26
Monday to Friday – 9am to 5.30pm
Saturday – 9am to 4pm**

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