

17 ALMA WAY PICKERING



**An attractive, well presented Ground Floor apartment with parking and communal grounds,
within an easy walk to the centre of the town.**

Entrance hall – Large Living Room – Kitchen

Two bedrooms – Re-fitted Bathroom.

Communal gardens and off-street parking

AST Letting potential – Ideal Investment Opportunity

NO ONWARD CHAIN

GUIDE PRICE £145,000

A smart, newly decorated and improved ground floor apartment occupying a south facing position together with off-street parking and communal gardens.

Number 17 Alma Way is a well presented and nicely proportioned ground floor apartment with accommodation amounting to 709 ft.² in total. In brief the accommodation comprises the following: entrance hall with fitted storage, large front facing living and dining room, kitchen two double bedrooms and bathroom with white suite. Alma Way is a quiet cul-de-sac located off Green Howards Drive and is within easy walking distance to the centre of the town.

Outside there is parking within the private parking area and landscaped, communal gardens to three sides.



Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including sport centre, restaurants, public houses and an array of retailers.



ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

There are two access points to 17 Alma Way, one being a level access from the rear. The other to the front, up a short flight of steps. The communal hallway houses the postboxes.

ENTRANCE HALL

Timber front door. Fitted storage cupboard with shelving.

LIVING ROOM

7.00 m (23'0") max x 3.70 m (12'2")

Spacious room with curved bay window and separate casement window to the front, south facing aspect, both windows are leaded and uPVC double glazed with vertical blinds. Two radiators. Television point. Telephone point. Coving. Laminate floor.



KITCHEN

3.00 m (9'10") x 2.00 m (6'7")

Fitted base and wall units incorporating single bowl stainless steel sink unit with mixer tap. Electric and gas cooker point. Tiled splash back. Space for fridge freezer. Washing machine point. Dishwasher point. Ideal gas fired combi central heating boiler (under guarantee). uPVC double glazed window to the rear, overlooking the gardens. Extractor fan.



BEDROOM ONE

3.90 m(12'10") x 2.80 m (9'2")

uPVC casement window to the front. Radiator with thermostatic controls. Fitted wardrobe with mirrored fronts. Newly fitted carpet.



BEDROOM TWO

3.50 m(11'6") x 3.00 m(9'10")

uPVC casement window to the rear. Radiator with thermostatic valve. Fitted wardrobe with mirrored fronts. Newly fitted carpet.



BATHROOM

2.25 m (7'5") x 1.13 m (6'11")

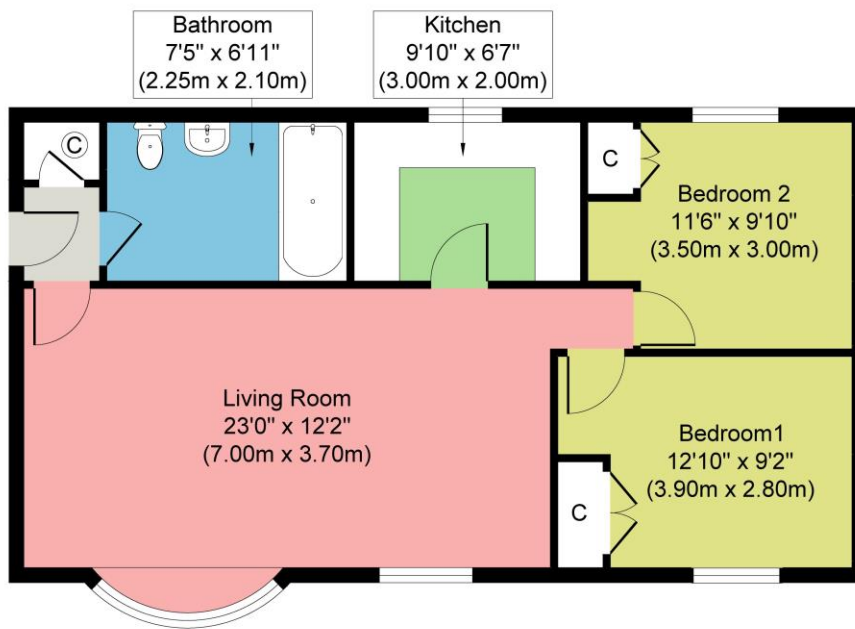
White suite; bath with Mira shower shower overhead, glass shower screen and tiled surround. Wash hand basin set on a vanity plinth. WC with concealed flush. Tiled walls to part. Ladder radiator. Extractor fan.



OUTSIDE

17 Alma Way is located within the block to the far southern edge of a quiet cul-de-sac and has attractive, landscaped communal gardens to the front and rear. Separate bin storage and ample private parking on the tarmac area.





Approximate Floor Area
709 sq. ft
(65.83 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, drainage, electric, gas.
 Council Tax: Band B
 Tenure: We understand that the property is leasehold held until 2179, which commenced in 2006. Vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Other: A monthly management charge of £42.00 per calendar month. This includes building insurance, maintenance of the common areas, gardener and exterior painting. £50.00 Ground Rent payable annually.
 Post Code; YO18 7JH
 EPC: C/74

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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