

FOR SALE



Parkvale Court, Castleton

1 Bedroom, 1 Bathroom, Apartment

£100,000



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- Self Contained Flat
- Ground Floor Apartment
- Open Plan Lounge
- Kitchen/Dining Area
- Entrance Hall

FULL DESCRIPTION Martin & Co Guisborough is excited to bring to the market this ground floor flat. This is a self contained one bedroom apartment, ideal first time buyers and investors. With beautiful views to the front and back aspect, with added communal/social seating area. It is situated in a village setting. The apartment has separate access leading in from the road to a hall, bathroom, bedroom and double doors to the open plan lounge, kitchen and dining room. With plenty of storage.

INTERNAL

GROUND FLOOR

ENTRANCE HALL 3' 7" x 6' 9" (1.11m x 2.07m) uPVC entrance door, with 3 steps leading to bedroom, tiled and carpet flooring, telephone entry system and enviroment system.

LOUNGE 10' 2" x 13' 10" (3.10m x 4.24m) To front aspect with double glazed doors. Laminate flooring, wall mounted electric heater, two wall lights and two uPVC DG windows.

KITCHEN/DINER 16' 11" x 12' 8" (5.16m x 3.87m) To rear aspect. Range of wall, base and drawer units with light wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, integrated fridge / freezer, plumbing for washing machine, laminate flooring and uPVC double glazed window. Dining area contains storage cupboards, housing hot water tank, hanging rails and shelving with wall light and electric fuse board.

SHOWER ROOM 4' 9" x 5' 9" (1.47m x 1.77m) Part tiled. White suite comprising: low level WC, vanity wash hand basin with mono tap, Mira electric shower over,





shower cubical with glass cube wall, extractor, tiled flooring, shaver socket, wall mounted electric heater and uPVC window.

BEDROOM 1 14' 9" x 14' 7" (4.52m x 4.46m) To front aspect. Carpet flooring, two wall lights, low ceiling height, wall mounted electric heater & uPVC DG window.

EXTERNALLY

COMMUNAL DECKING AREA Communal detached decked area with beautiful views. Storage area cupboard/garage and metal bike store.

GATED PARKING Communal electric gated car park to rear with one allocated bay and additional visitor parking bays.

COMMUNAL HALLWAY Communal entrance with separate stairs to all parts, electric consumer cupboards and switches, follows through by three

steps to access to rear doors.

PLEASE NOTE This property is leasehold with a 999 year lease from 01/09/2005

Service Charge £897.52 approx, Ground Rent is peppercorn.

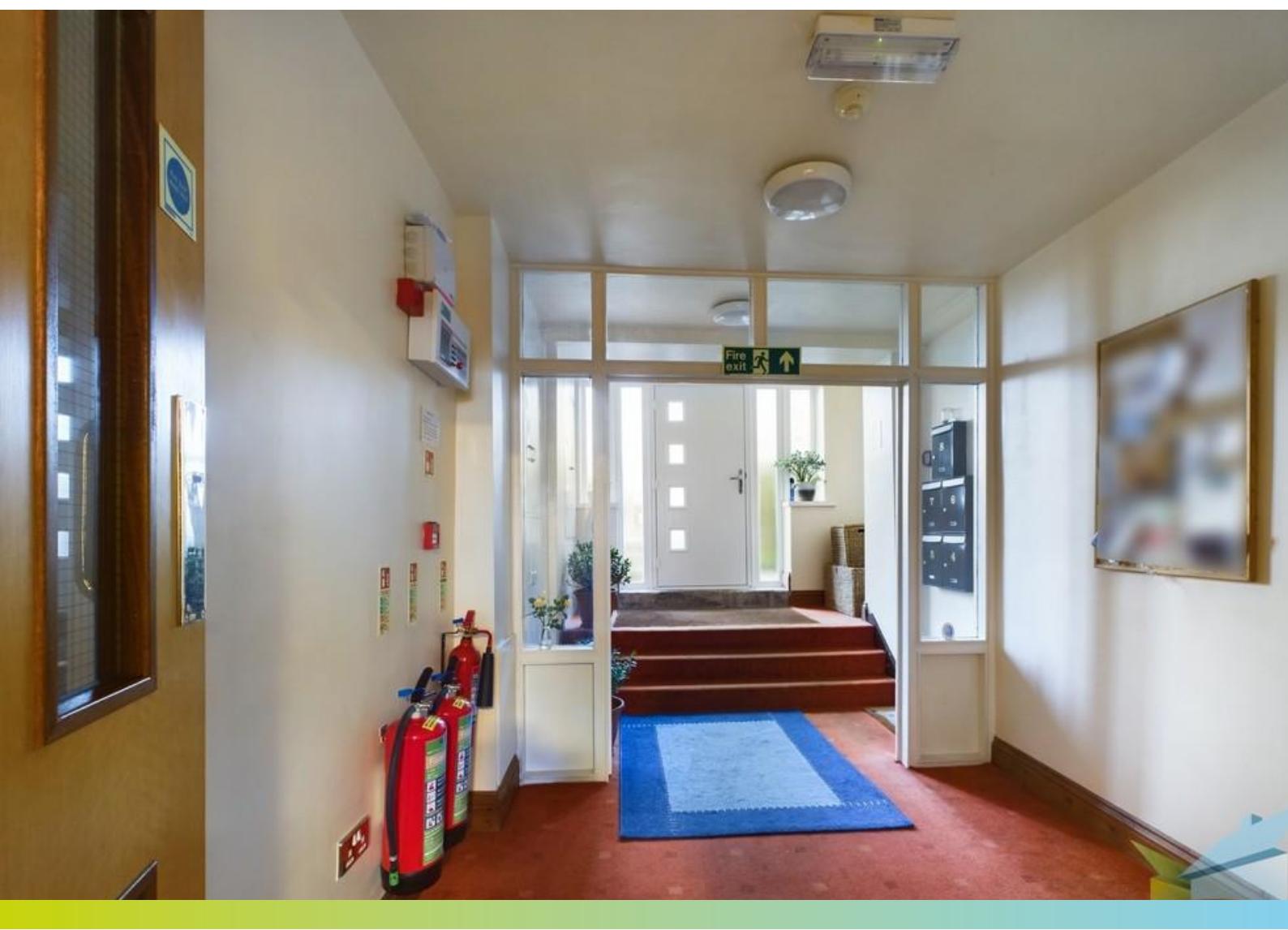
Lease does not allow dogs or Holiday Lets.

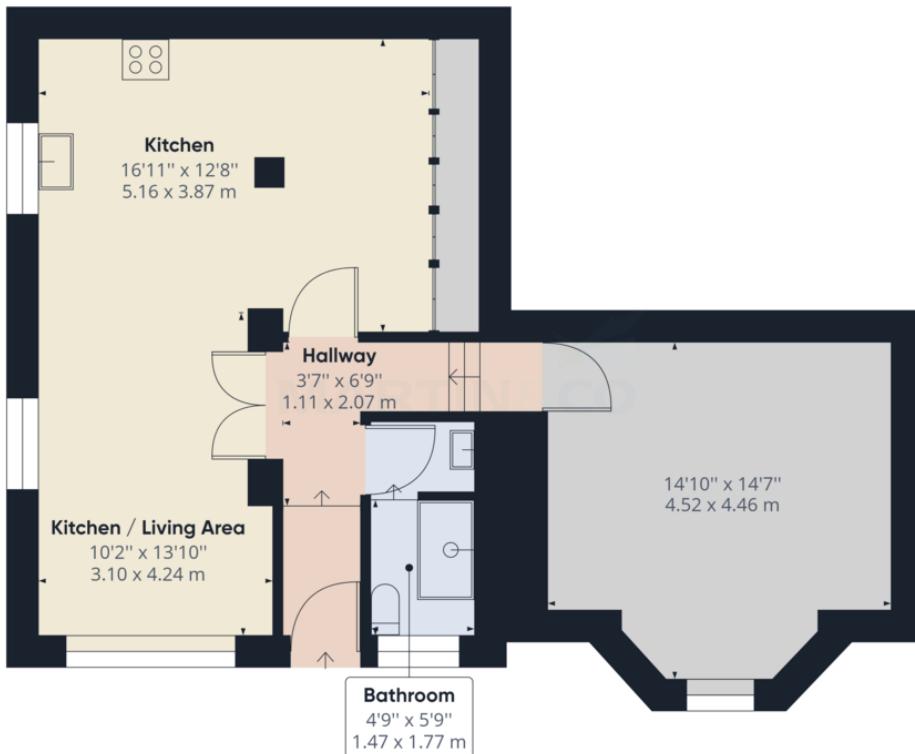
Please contact the office if you require any more information regarding the lease.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	33 F	





Approximate total area⁽¹⁾
691.39 ft²
64.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.