



Flat 2 Amber Street, Saltburn-By-The-Sea TS12 1DT

welcome to

Flat 2 Amber Street, Saltburn-By-The-Sea

One of just three exclusive apartments within the stunning conversion of Saltburn's historic bookshop. This beautifully finished top floor home offers two double bedrooms, two bathrooms and bright open-plan living.

Entrance Hallway

Providing access to front and rear accommodation.

viewing is highly recommended.

Kitchen/Living Area

20' 1" x 13' 5" (6.12m x 4.09m)

Laminate style flooring, breakfast bar, induction hob, electric oven, integrated fridge and freezer. sink unit, stainless steel splash-back, ceiling spotlights, enclosed utility area.

Bedroom 1

13' 7" x 11' (4.14m x 3.35m)

Double bedroom giving access to en suite shower room via sliding barn-style door.

En Suite

Shower cubicle, vanity style wall mounted wash hand basin, heated silver chrome towel style radiator, low level flush WC.

Bedroom 2

13' 5" x 13' 5" (4.09m x 4.09m)

Bathroom

Panelled bath with over bath shower, heated silver chrome towel style radiator, wall mounted vanity style wash hand basin, low level flush WC.

Externally

On street parking.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note:

Some photos are used for illustrative purposes,





view this property online mannersandharrison.co.uk/Property/MAR112406



welcome to

Flat 2 Amber Street, Saltburn-By-The-Sea

- Includes a share of freehold
- Bright and airy top floor apartment
- Utility area
- Moments away from the beach, cafes and restaurants
- Air Source Heat Pump

Tenure: Leasehold EPC Rating: C

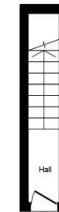
Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

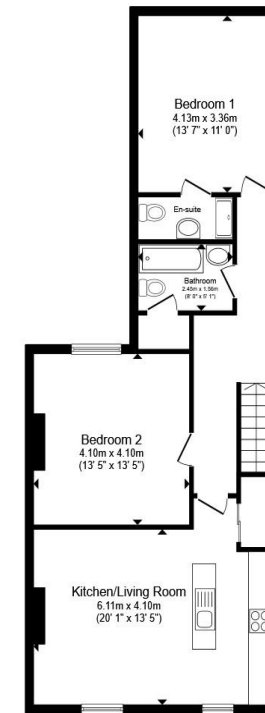
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



First Floor



Second Floor

Total floor area 80.7 m² (869 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online mannersandharrison.co.uk/Property/MAR112406



Property Ref:
MAR112406 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Manners & Harrison is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

manners & harrison



01642 311133



Marion@mannersandharrison.co.uk



30 & 30a Stokesley Road, Marton,
MIDDLESBROUGH, Cleveland, TS7 8DX



mannersandharrison.co.uk