



**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, all just a short stroll from the beach.

### **Entrance Hallway**

Providing access to front and rear accommodation.

### **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, viewing is highly recommended.





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## 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: Awaited

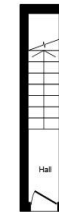
Council Tax Band: Deleted Service Charge: Ask Agent

Ground Rent: Ask Agent

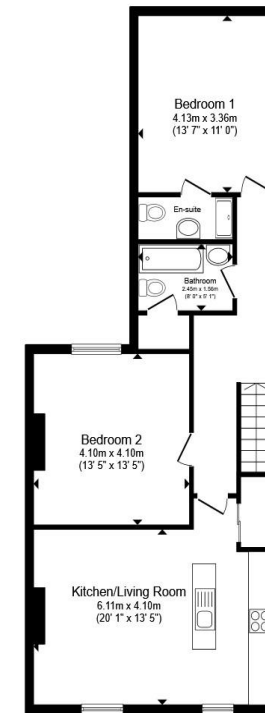
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026.

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 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
MAR112406 - 0003

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