





17 Westerdale Court, Guisborough, North Yorkshire, TS14 6FB

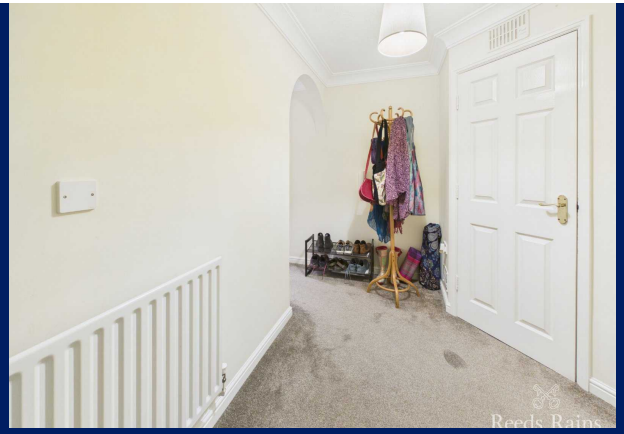
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Asking Price: £120,000
Leasehold

The Property Ombudsman

Reeds Rains







Positioned on the top floor of a well-maintained development, this beautifully presented apartment offers impressive views across open fields and a fantastic opportunity for a range of buyers, particularly those seeking low-maintenance living in a peaceful yet convenient setting.
The property has been exceptionally well cared for and benefits from a very long lease of approximately 975 years remaining, adding further appeal and long-term peace of mind.
Accessed via a communal staircase to the third floor, the apartment opens into a central hallway which serves all rooms and includes a generous storage/cloaks cupboard. The accommodation is well-proportioned throughout, beginning with a spacious second bedroom featuring a fitted storage cupboard.
The bathroom is fitted with a modern three-piece suite including a bath, while the master bedroom is a particularly good size, benefiting from built-in wardrobes and a well-appointed en-suite shower room.
The kitchen is fitted with a range of wall, base and drawer units, offering ample storage and workspace, along with an electric oven, gas hob, and plumbing for a washing machine.
Completing the internal layout is a standout open-plan lounge/diner extending over 19 feet, providing an excellent living and entertaining space while making the most of the elevated position with attractive views over the surrounding fields.
The property benefits from a designated resident parking space, along with additional visitor parking for guests. The development itself is well maintained, offering a pleasant and quiet residential environment.







- Top floor apartment with far-reaching field views
- Generous open-plan lounge/diner (over 19 ft)
- Two double bedrooms
- Master bedroom with fitted wardrobes and en-suite
- Well-presented throughout
- Modern kitchen with integrated appliances
- Bathroom with three-piece suite including bath
- Excellent storage including hallway cupboard
- Very long lease (approx. 975 years remaining)
- Allocated resident parking plus visitor spaces
- Ideal for a single person or downsizer

ADDITIONAL INFORMATION

Lease: 999 Years From 01/01/2001

Ground Rent: £75

Local Authority - Redcar And Cleveland

Conservation Area - No

Council Tax Band Band - C

Council Tax Estimate £2,262

Year Built 2002

Rivers & Seas - Very low flood risk



Internal Accommodation

Hallway 11'4" (3.45) x 6'1" (1.85) PLUS 18'11" (5.77) x 3'10" (1.17)

Living/Dining Room 11'1" x 19'10" (3.38m x 6.05m)

Kitchen 8' x 11'8" (2.44m x 3.56m)

Bedroom 1 10'1" x 10'8" (3.07m x 3.25m)

Ensuite 6'3" x 4'10" (1.9m x 1.47m)

Bedroom 2 9'1" x 10'7" (2.77m x 3.23m)

Bathroom 5'6" x 6'11" (1.68m x 2.1m)

External
Resident Parking
Visitors Parking
Communal Gardens

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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