



Flat 7 109 The Promenade  
Bridlington

YO15 2QJ

GUIDE PRICE

**£147,000**

2 Bedroom Third Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401



Kitchen



2



1



1



Allocated  
Parking



Electric Heating

## Flat 7 109 The Promenade, Bridlington, YO15 2QJ

A beautifully presented two bedroomed, third floor apartment situated off Bridlington's north side seafront, opposite the East Riding Leisure Centre complex and offering excellent sea views from the balcony down York Road.

The apartment offers a generous layout with the communal entrance leading into the private entrance hall, lounge / dining / kitchen, two good sized bedrooms and bathroom. Parking space and communal outside space with bin area.

The Promenade Flats are situated at the top end of the Promenade, offering SEA VIEWS down York Road, which is a prime central location, perfect for holiday home seekers, retirees or anyone looking for

a central positioned apartment with sea views and parking. A walk to the heart of Bridlington's town centre is only 400 yards. The north side seafront and harbour are also close to hand, together with the walks up to Limekiln's and Sewerby along the front or beach.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Bathroom



Lounge / Kitchen Diner



Dining Area



Bedroom 1

## Accommodation

### COMMUNAL TELE ENTRY

A communal entrance leads to all floors and there is a stairway and lift in the building.

### ENTRANCE HALL

17' 3" x 4' 4" (5.26m x 1.32m)

With electric storage heater, ceiling spotlighting, storage cupboard with cylinder and doors to:

### LOUNGE / KITCHEN / DINER

18' 4" x 17' 2" (5.59m x 5.23m)

With a range of wall and base units, built-in fridge, oven, hob and extractor, stainless steel 1 1/2 bowl sink and mixer tap, work top over, splash back, spotlighting, tiled and carpet flooring, French doors to balcony with 'SEA VIEWS'.

### BEDROOM 1

11' 9" x 10' 1" (3.58m x 3.07m)

With window to the rear elevation and electric storage heater.

### BEDROOM 2

12' 2" x 9' 1" (3.71m x 2.77m)

With window to the rear elevation and electric storage heater.

### BATHROOM

10' 1" x 8' 6" (3.07m x 2.59m)

With modern white suite comprising, panelled bath with thermostatic shower over, shower cubicle with glass shower screen and thermostatic shower over, pedestal wash hand basin, low level wc, vinyl flooring and tiled walls.

### TENURE

This property is leasehold with a 125 year lease from the 1st January 2008. Trinity Estates manage the block, the current management and maintenance fees are £196.12 per month. The ground rent on the property is a one off payment of £300 per year.



Bedroom 2



View from the balcony



View from the balcony



Parking Space

## SERVICES

All mains services are available at the property.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 62 square metres.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

## NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

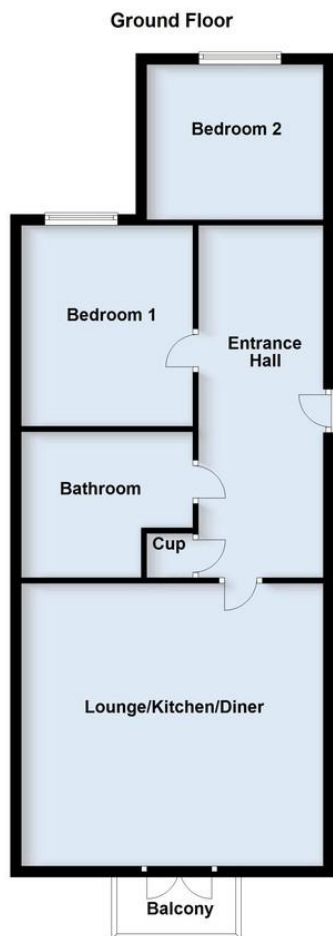
Floor plans are for illustrative purposes only.

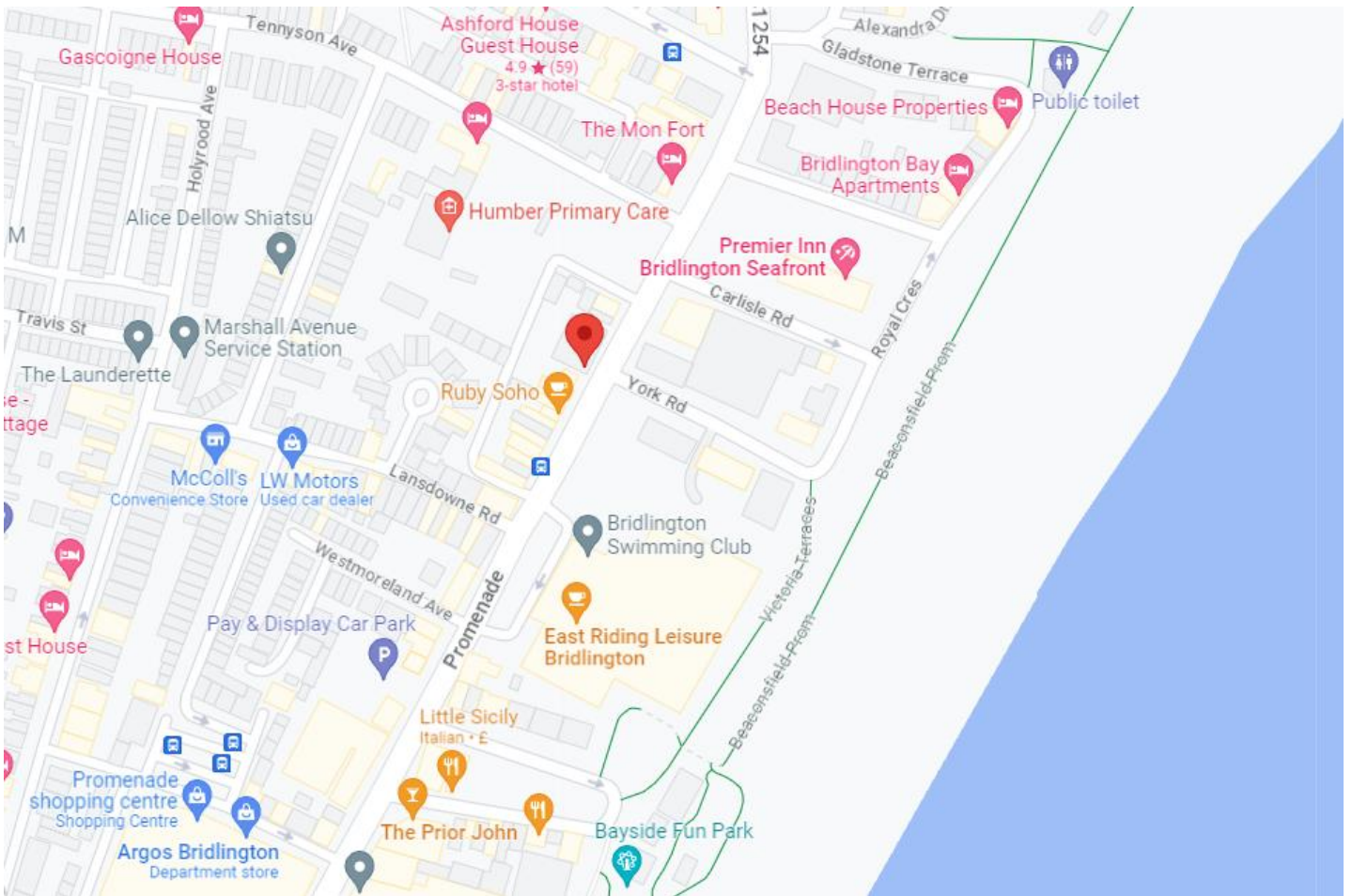
## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately





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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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