



24 Burlington Court
Bridlington

YO16 4PQ

ASKING PRICE OF

£45,000

1 Bedroom First Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge



1



1



1



On Road
Parking



Electric storage heaters

24 Burlington Court, Bridlington, YO16 4PQ

A beautifully appointed first floor apartment which forms part of this purpose-built development for the over 55s. The accommodation on offer includes one bedroom with fitted wardrobes, shower room and kitchenette with appliances.

Properties set with highly attractive, communal gardens and also has the benefit of various communal features, including residents lounge, kitchen and laundry.

There is non-allocated off-street parking.

The property is located within the attractive "old town" area of Bridlington, convenient for local facilities.

BRIDLINGTON

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.



Lounge



Kitchen



French doors/ balcony



Bedroom

Accommodation

COMMUNAL ACCESS

The main entrance to the development provides access to communal facilities and individual access either by stairs or lift to all floors.

ENTRANCE HALL

A very spacious entrance to the apartment featuring large storage cupboard, which houses the hot water cylinder.

LOUNGE

19' 1" x 7' 8" (5.83m x 2.36m)

With feature doors onto a Juliet balcony. Feature fireplace, housing an electric fire, coved ceiling and electric storage heater.

KITCHETTE

5' 7" x 7' 7" (1.71m x 2.32m)

Being fitted with a modern range of units, including base and drawer cupboards, having worktops over and integrated appliances, which include electric hob with extractor over, electric oven and refrigerator. Inset sink with single drainer. Coved ceiling.

BEDROOM

15' 10" x 11' 6" (4.83m x 3.51m)

With window to the exterior, electric storage heater, and built in wardrobe with mirrored doors.

SHOWER ROOM

Excellent specification featuring walk in shower with sliding door, Vanity wash basin and low-level WC. Fully tiled walls.

OUTSIDE

The property is located within a purpose-built development, surrounded by communal gardens.

There is also a parking area for residents.

CENTRAL HEATING

The property is heated via electric storage heaters on economy seven tariff. Domestic hot water is provided by immersion heater.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Bedroom



Shower Room



Entrance Hall



TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. 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.

NOTES

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.

WHAT'S YOURS WORTH?

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VIEWING

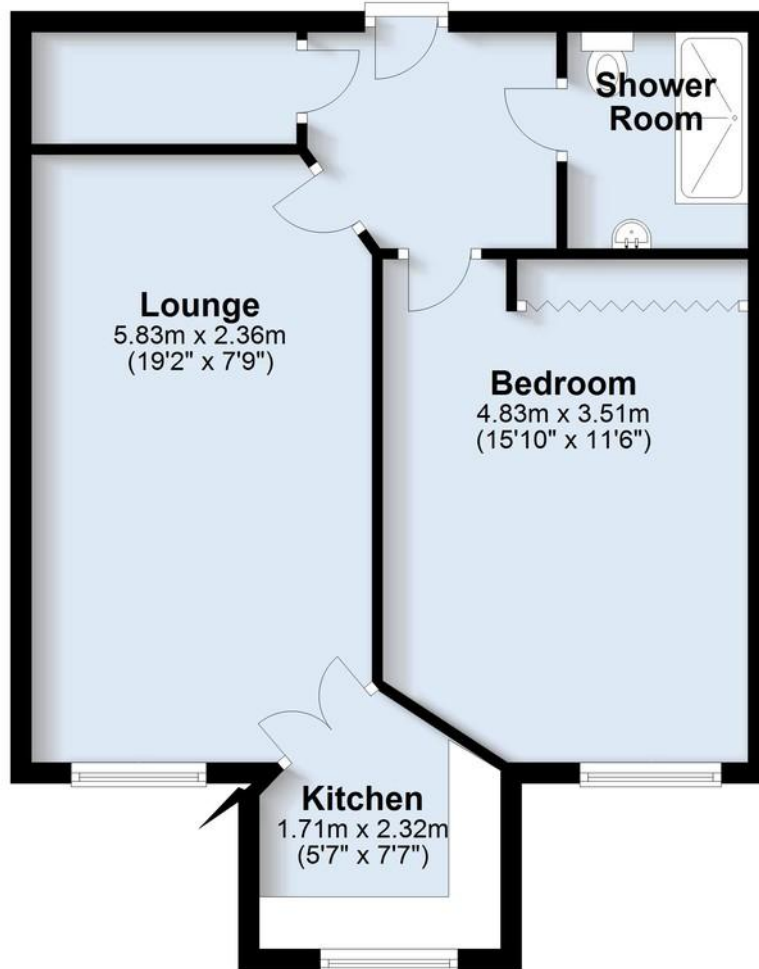
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The stated EPC floor area, (which may exclude conservatories),
is approximately 46 sq m

Ground Floor



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