



2 Belgrave Mansions  
Bridlington

YO15 3JL

ASKING PRICE OF

**£169,950**

2 Bedroom Ground Floor Apartment

■ **Ulllyotts** ■

EST 1891

01262 401401



Property



2



1



1



Secure Gated  
Parking,



Electric heating

## 2 Belgrave Mansions, Bridlington, YO15 3JL

A great opportunity to purchase a ground floor seafront apartment benefiting from panoramic sea views plus small private patio immediately to the front and secure parking to the rear.

The award-winning development was converted during the early 1990's with this property providing generously proportioned two-bedroom accommodation with an absolutely delightful front facing lounge with bay window frontage. The kitchen is well fitted and includes a wealth of free-standing appliances. Both bedrooms have fitted wardrobes and there is also an exceptional shower room. The property benefits from a welcoming entrance hall with a wealth of storage cupboards.

The property lies just south of the Spa Royal Hall, overlooking the South Bay, beach and new lifeboat station which is all within easy walking distance of the town centre and harbour.

### 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.



Kitchen



Shower Room



Hallway

## Accommodation

### GROUND FLOOR

Communal foyer entrance with private letter box, intercom entry system and secure door leading into:

### INNER HALLWAY

With further access into:

### ENTRANCE

This is a welcoming space benefiting from two storage cupboards into:

### LOUNGE

14' 7" x 12' 0" (4.45m x 3.66m)

With a large front facing bay window being fully glazed and also incorporating a door giving access from the exterior. Fitted dado rail and electric storage heater. Delightful views to the front.

### KITCHEN

10' 7" x 7' 2" (3.25m x 2.19m)

Being fitted with a range of modern kitchen units along with worktop and incorporating a range of free-standing units, electric oven and hob, washing machine and fridge/freezer. Built-in extractor fan and tiled floor.

### BEDROOM 1

15' 9" x 11' 9" (4.81m x 3.59m)

Being fitted along one wall with a range of wardrobes, bedside cupboards and over-head cupboards. Additional double wardrobe, electric storage heater and front facing window.

### BEDROOM 2

10' 7" x 9' 3" (3.25m x 2.84m)

Again being fitted, this time with a range of wardrobes along one wall with bedside cupboards along a separate wall, central bed space and over-head lockers. Electric storage heaters and rear facing window.

### SHOWER ROOM

With quadrant style shower having an electric shower, vanity wash basin and low-level WC. Ceramic tiled floor and electric heater.

### OUTSIDE

Being a ground floor property, this benefits from its own small patio/seating area to the front, accessible directly from the lounge.



Outside



Lounge



Bedroom 1



Bedroom 2

#### **OFF-STREET PARKING**

There is secure parking for the property which is allocated and forms part of a parking area to the rear.

#### **COMMON AREAS**

The common areas are held under the maintenance scheme for cleaning and decorating.

At the rear of the building is a further doorway with private telecom entry to the main common hallways. Each apartment within the development has a private store measuring approximately 2.1m x 2.5m. There are bin areas and water tap with hosepipe supplied for washing cars to the rear.

#### **SERVICE MANAGEMENT**

This property has been managed by Ulyotts of Bridlington since 1992. The residents pay into a communal fund of £1,200 per annum. This is for the upkeep and maintenance, buildings insurance, cleaning, external repairs, management and all general items dealing with common parts and general maintenance. There is a further charge of £85.00 per annum for the private parking space owned by this property.

An AGM meeting is held with the residents every November/December.

The above is subject to change as of the latter part of 2023.

#### **TENURE**

The property is leasehold. The lease is held from the management company. Belgrave Mansions Limited, in which each flat owner has a share, there being 32 shareholders. The lease for the property was 125 years as from the 1st of November 1990.

#### **SERVICES**

Mains water, electricity and drainage are connected to the property.

#### **PETS**

Please note that pets are not allowed to reside at Belgrave Mansions under the terms of the lease.

#### **DOUBLE GLAZING**

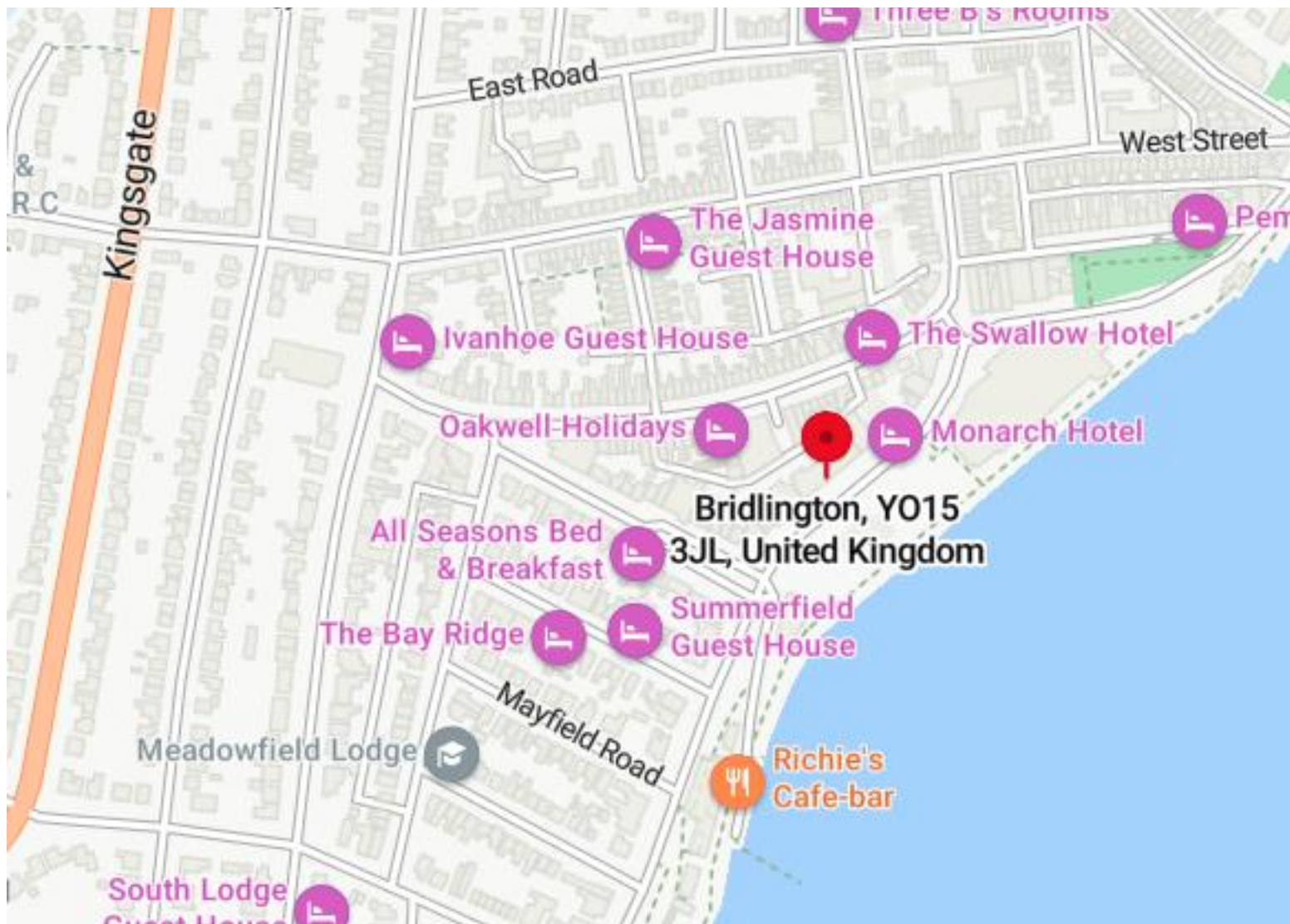
The apartment benefits from sealed unit double glazing.

#### **COUNCIL TAX BAND**

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

#### **ENERGY PERFORMANCE CERTIFICATE**

Once available, the Energy Performance Certificate for this The property is currently rated band C



#### 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.

#### WHAT'S YOURS WORTH?

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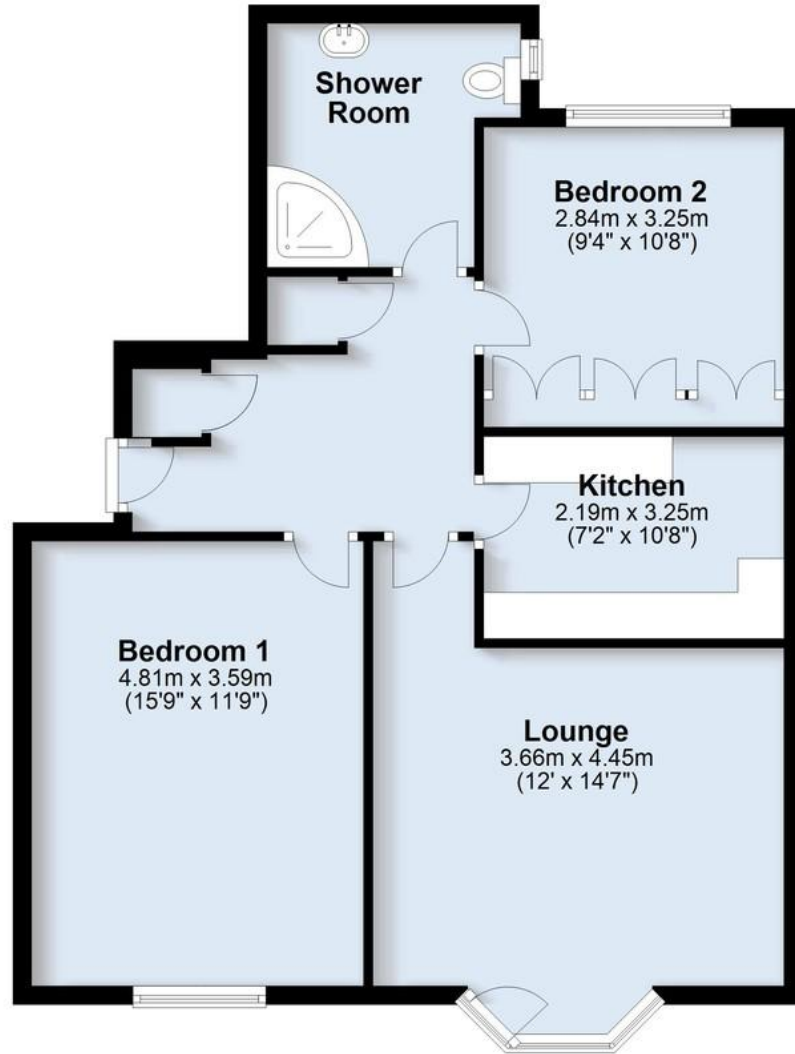
#### VIEWING

Strictly by appointment with Ulllyotts.

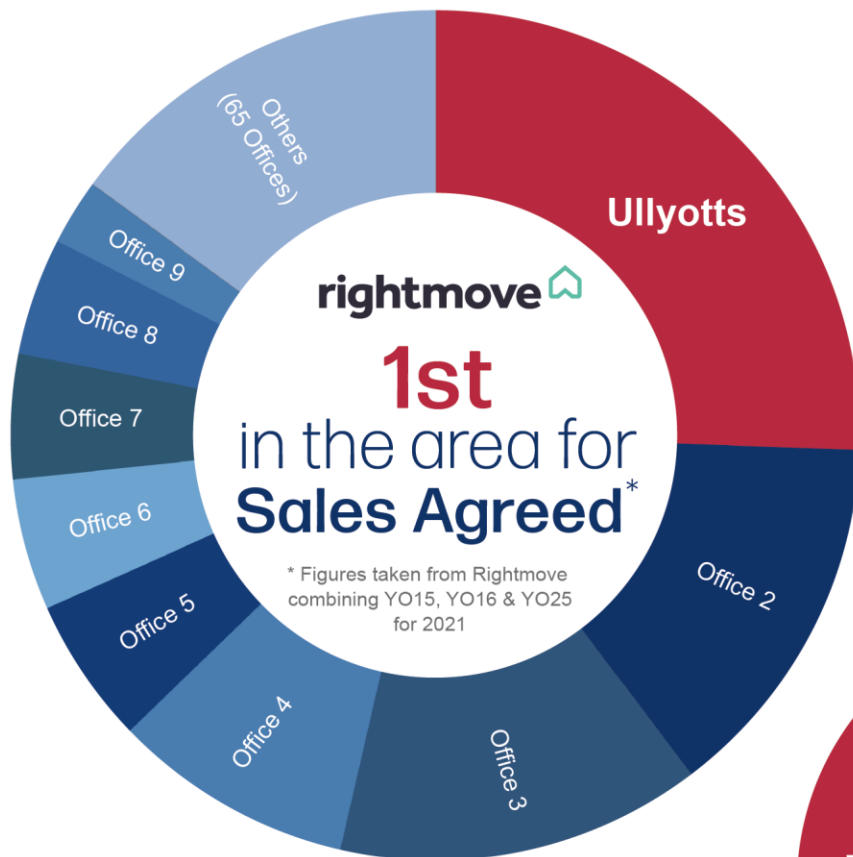
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 68 sqm.

### Ground Floor



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