



21 Burlington Court  
Bridlington  
YO16 4PQ

ASKING PRICE OF

**£75,000**

2 Bedroom First Floor Flat

■ **Ulllyotts** ■  
EST 1891

01262 401401





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Secure  
Gated



Electric Storage Heating

## 21 Burlington Court, Bridlington, YO16 4PQ

Burlington Court is located at the junction of Gordon Road and the Old Town High Street, which is the edge of the conservation area and within immediate walking distance of local shops for daily needs, the Priory Church, the Bayle Museum and having local buses passing by.

### 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.

This is a great opportunity to acquire a first-floor apartment set in a purpose-built block by McCarthy and Stone over 55's buyers. The property is ideal for a purchaser seeking a property purpose built with a communal lounge and laundry. A house warden being resident at the office on a daily basis and internal alarm call systems fitted. The property also benefits from a lift and Juliette balcony.

This apartment offers a two double bedroomed layout and has a Juliette balcony, uPVC double glazing and is immaculately presented throughout.



Lounge



Lounge



Kitchen



Hallway

## Accommodation

### GROUND FLOOR

The ground floor has a communal entrance with a security intercom system for access. Communal lounge and laundry facilities and lift and stairs to all floors. Electric storage heaters to all rooms.

### FIRST FLOOR LANDING

#### PRIVATE ENTRANCE HALL

With loft access and three storage cupboards.

#### LOUNGE

19' 6" x 10' 9" (5.959m x 3.297m)

With electric fire and feature surround, coving, electric storage heater and emergency pull cord. French UPVC doors to Juliette balcony and glazed double doors to the kitchen.

#### KITCHEN

7' 6" x 7' 0" (2.308m x 2.158m)

With wood effect vinyl flooring, window to Gordon Road with a pleasant outlook. Range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap over, tiled splashback, built-in electric oven and hob with extractor over and built-in fridge and freezer.

#### BEDROOM 1

15' 8" x 9' 10" (4.788m x 3.020m)

With window to Gordon Road, electric storage heater, built-in wardrobes with sliding mirrored doors and emergency pull cord.

#### BEDROOM 2

15' 8" x 9' 6" (4.781m x 2.918m)

With window to Gordon Road. Electric storage heater and emergency pull cord. The current owners have this room currently set out as a dining room with a sofa bed in situ.

#### SHOWER ROOM

6' 9" x 5' 6" (2.066m x 1.70-2.00m)

With wood effect laminate flooring, tiled walls, low-level WC, wash hand basin with vanity unit, double size shower cubicle with thermostatic shower and extractor fan.

#### OUTSIDE

The property is located within a purpose-built development surrounded by communal gardens. There is also a parking area for residents.





Bedroom 1



Bedroom 2



Bathroom



Hallway

### **ELECTRIC HEATING**

Fitted electric storage heaters.

### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

### **TENURE**

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

This is an over 55 development.

There is a 125 year lease from 2006 which leaves 108 years remaining.

The ground rent is £460 per annum.

Maintenance fees are £4465.46 per annum, this includes house manager.

### **SERVICES**

Electricity and water services are available at the property.

### **COUNCIL TAX BAND**

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

### **ENERGY PERFORMANCE CERTIFICATE**

The property is currently rated band B. 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.

### **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

### **WHAT'S YOURS WORTH?**

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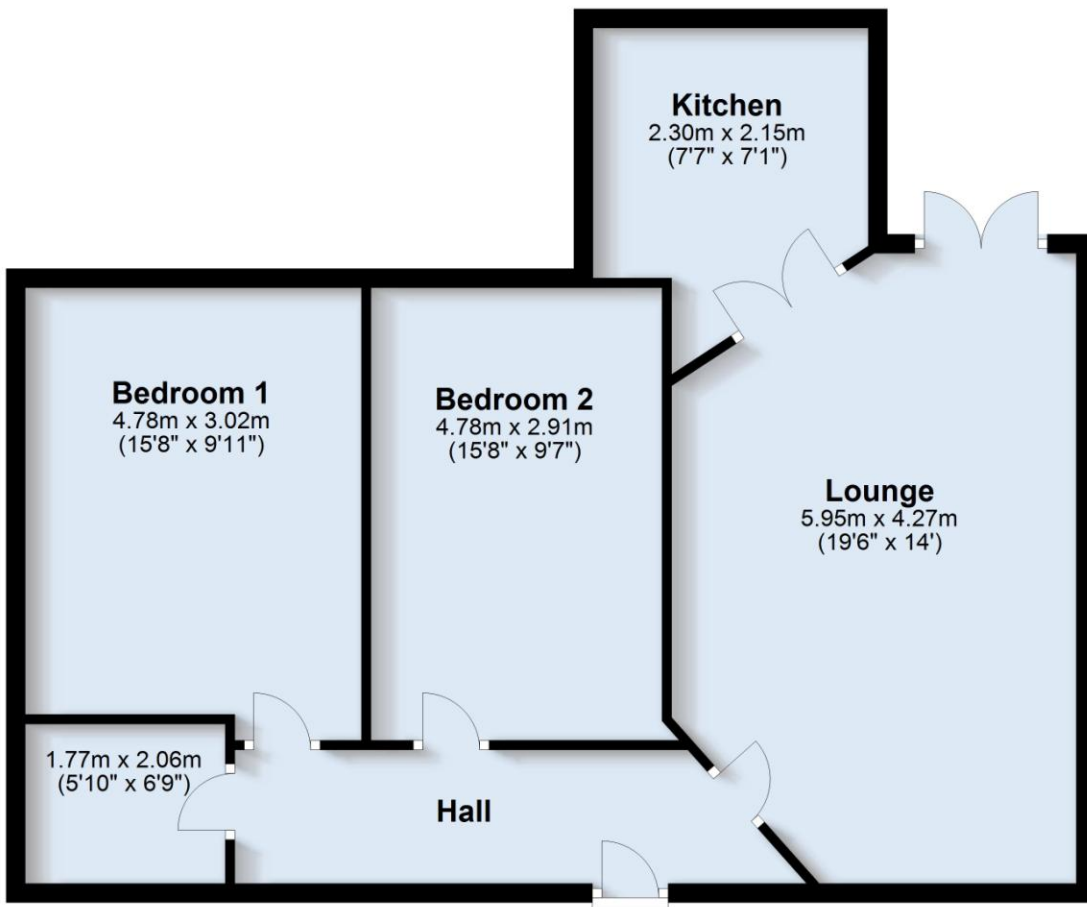
Communal Seating Area





The stated EPC floor area, (which may exclude conservatories),  
is approximately 68 sq m

### Ground Floor



# Why Choose Ulllyotts?



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