



Flat 4 107 Promenade
Bridlington

YO15 2QJ

ASKING PRICE OF

£155,000

2 Bedroom Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



2



1



1



Allocated
Parking



Electric Storage Heating

Flat 4 107 Promenade, Bridlington, YO15 2QJ

Bridlington is known for its picturesque seaside setting and is a popular resort with two main beaches being North and South, each offering a mix of sandy shores and scenic views. The Harbour is an active fishing port with a mix of commercial and leisure boats and yachts. The landmark Priory Church of St. Mary dates from the 12th century. The Old Town area features charming streets, historic architecture and a real old-world charm. The Spa is a prominent entertainment venue hosting a variety of events, including concerts, theatre productions, and conferences. The impressive leisure centre includes swimming and a wide range of fitness activities.

The busy shopping centre provides a varied range of goods and services to meet most needs. Edge of town food supermarkets complement the retail offering. A wide range of restaurants and café's catering for all tastes and occasions.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffeld, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas

Doctors surgeries and dentists are within the town and Bridlington Hospital is a district hospital providing surgical, rehabilitation, and outpatients services. Bridlington has 7 primary schools and 2 secondary schools as well as East Riding College.



Dining Kitchen



Lounge



Kitchen



Bedroom 1

Accommodation

A beautifully presented first floor apartment with fabulous sea views from the lounge bay window and balcony. The property is tastefully presented and offers a two bedroomed layout with large kitchen, dining and lounge area, a shower room, balcony and allocated parking space. The property also benefits from lift access and communal gardens.

COMMUNAL TELE ENTRY

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

ENTRANCE HALL

16' 10" x 4' 0" (5.153m x 1.224m)

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

OPEN PLAN LIVING

21' 3" x 17' 11" (6.492m x 5.474m)

With bay window to front elevation with fitted shutter and a fabulous sea view down York Road, uPVC door onto balcony and electric storage heater.

KITCHEN AREA

With a range of white gloss wall and base units with work top over, 1 1/2 bowl sink with drainer and mixer tap over, built in Electrolux electric over with hob and extractor fan oven, space for under counter fridge, freezer and washing machine. Tiled flooring, inset spot lighting and window to side elevation with fitted shutters.

BEDROOM 1

11' 7" x 9' 11" (3.535m x 3.048m)

With window to side elevation and fitted shutters, free standing wardrobes and electric storage heater.



Bedroom 2



Bathroom



Door



Stairs

BEDROOM 2

11' 11" x 8' 9" (3.645m x 2.686m)

With window to rear elevation and fitted shutters, free standing wardrobes and electric storage heater.

SHOWER ROOM

10' 0" x 7' 2" (3.053m x 2.203m)

With vinyl flooring, part tiled walls, wash hand basin, WC, shower cubicle with sliding door and thermostatic Aqualisa shower, heated towel ladder, inset spotlights and extractor fan.

OUTSIDE

To the rear of the property is the car park for allocated parking and areas of communal gardens.

The property benefits from a balcony which offer fabulous sea views and is perfect for a bistro table and chairs.

CENTRAL HEATING

The property benefits from electric heating throughout.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

Tenure - This property is leasehold with a 125-year lease from the 1st January 2008. The current management and maintenance fees are £182.24 per month. The ground rent on the property is a one-off payment of £300 per year.

Communal garden is maintained and the windows are cleaned once a month.

Communal area is cleaned every 2 weeks.



Parking space



Entrance



Lounge



Balcony

COUNCIL TAX BAND – RATED B

ENERGY PERFORMANCE CERTIFICATE – RATED B

SERVICES

Electric and water are available at the property.

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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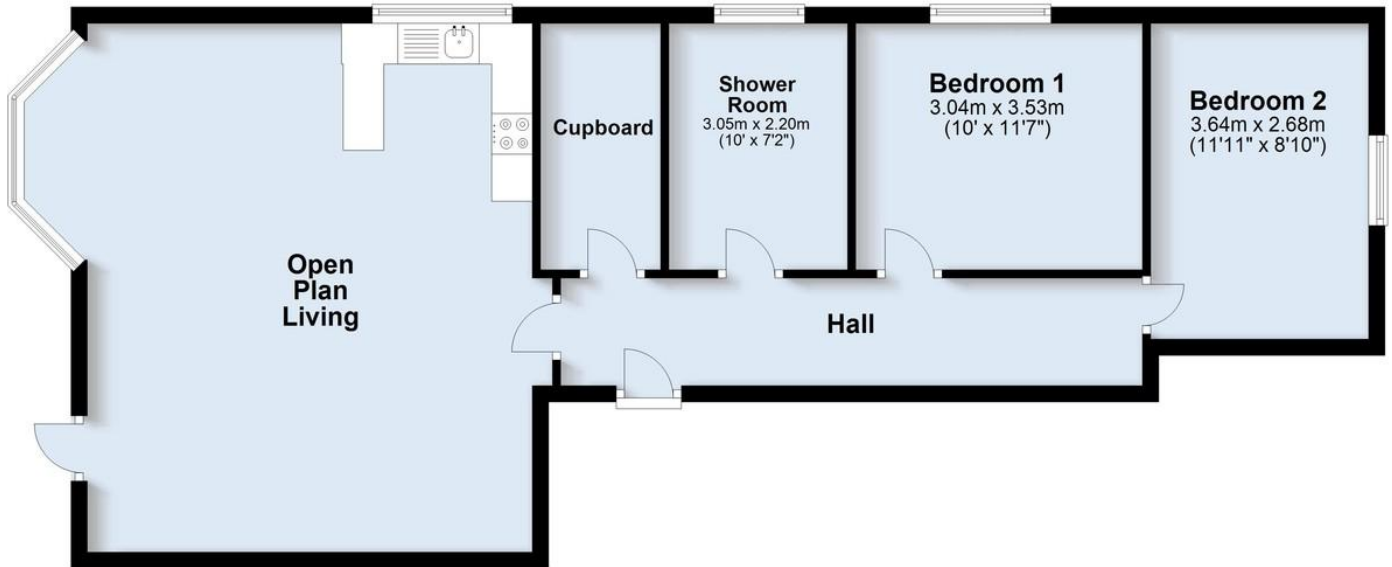
VIEWING

Strictly by appointment with Ulllyotts.

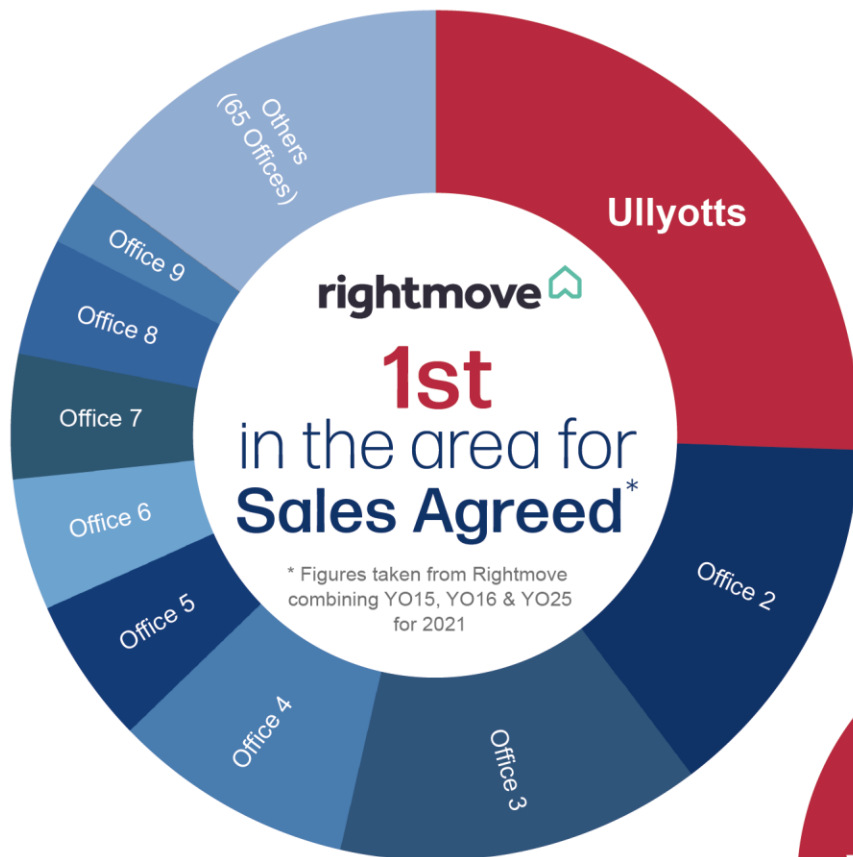
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 67 sq m

First Floor



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