



2 Victory Way  
Bridlington  
YO16 4EN

OFFERS OVER

**£95,000**

2 Bedroom Ground Floor Flat

■ **Ulllyotts** ■  
EST 1891

01262 401401





Allocated  
Parking



Electric Heating

## 2 Victory Way, Bridlington, YO16 4EN

A ground floor apartment that has recently has fresh decor and carpets and it now a blank canvas for the new owners to put their stamp on. The apartment benefits from a lounge with a green outlook, kitchen, two bedrooms, bathroom and an allocated parking space.

The property is situated within walking distance of the town centre and close to amenities such as supermarkets, bakery, fruit and vegetable shop and hairdressers.

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 Driffield, Beverley, and Hull to the south, together with some villages. Bus services are available within the town and to other areas.





Lounge



Lounge



Kitchen



Kitchen

## Accommodation

### COMMUNAL ENTRANCE

The front door to the main building has a convenient telecom entry system and offers access into the main communal hall with entrance to the private flat door and staircase up to other apartments.

### PRIVATE ENTRANCE HALL

The private entrance hall benefits from a new carpet and decor that has recently been carried out throughout the whole apartments, telecom entry system, electric wall heater, doors to all rooms and storage cupboard housing the hot water tank.

### LOUNGE WITH DINING AREA

19' 6" x 13' 3" (5.950m x 4.046m)

With two windows to the front elevation, one a bay that overlooks the green park opposite the block, electric wall heater and archway to:

### KITCHEN

11' 4" x 5' 8" (3.463m x 1.739m)

With a window to the side elevation, grey wood effect vinyl flooring, a range of wall and base units with work top over, stainless steel sink and drainer with mixer tap over, partially tiled walls, Lamona built in electric oven and hob, built in wine rack, space for tall fridge freezer and washing machine.

### BEDROOM 1

14' 0" x 10' 7" (4.272m x 3.241m)

With window to the side elevation and electric wall heater.

### BEDROOM 2

11' 0" x 7' 1" (3.356m x 2.172m)

With window to the rear elevation and electric wall heater.



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom

### **BATHROOM**

7' 1" x 5' 6" (2.173m x 1.680m)

With panelled bath with glass screen and shower head attachment, wash hand basin, WC and wood effect vinyl flooring.

### **TENURE**

We understand that the property is leasehold. The remaining length of the lease is 106 years. The ground rent is payable annually and is £135. The service charge for 1st April 2024 - 30th September 2024 was £632.81.

### **PARKING**

There is an allocated parking space with the flat and is space number 2.

### **CENTRAL HEATING**

Electric heating throughout

### **DOUBLE GLAZING**

The property benefits from Upvc double glazing throughout.

### **COUNCIL TAX BAND - B**

### **ENERGY PERFORMANCE CERTIFICATE - RATED C**

### **SERVICES**

Water and electricity are available at the property





outside space



Parking



Sign



Front Elevation

**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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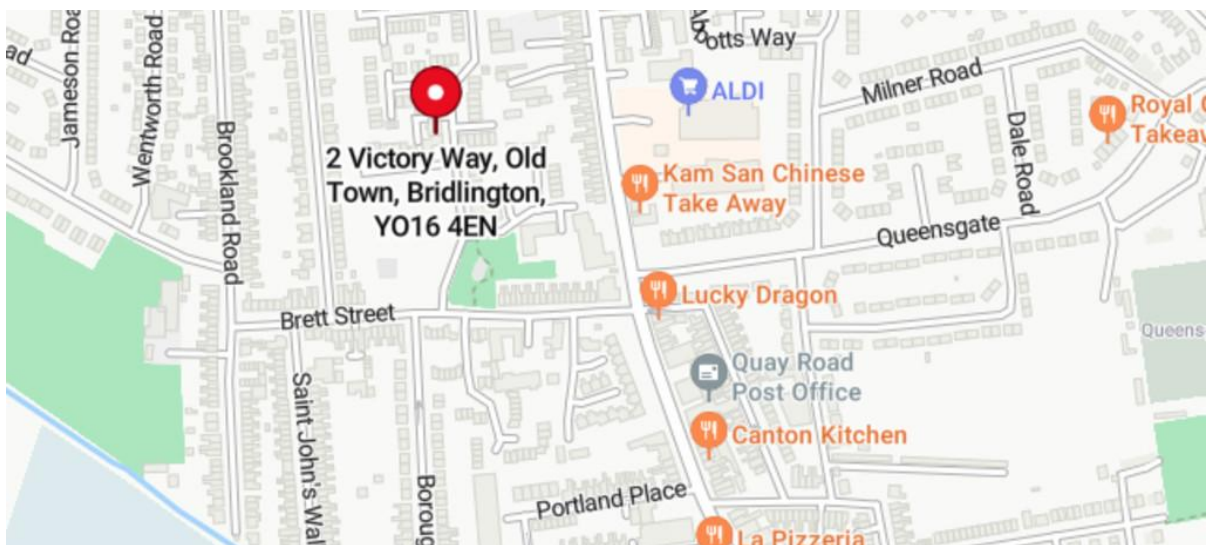
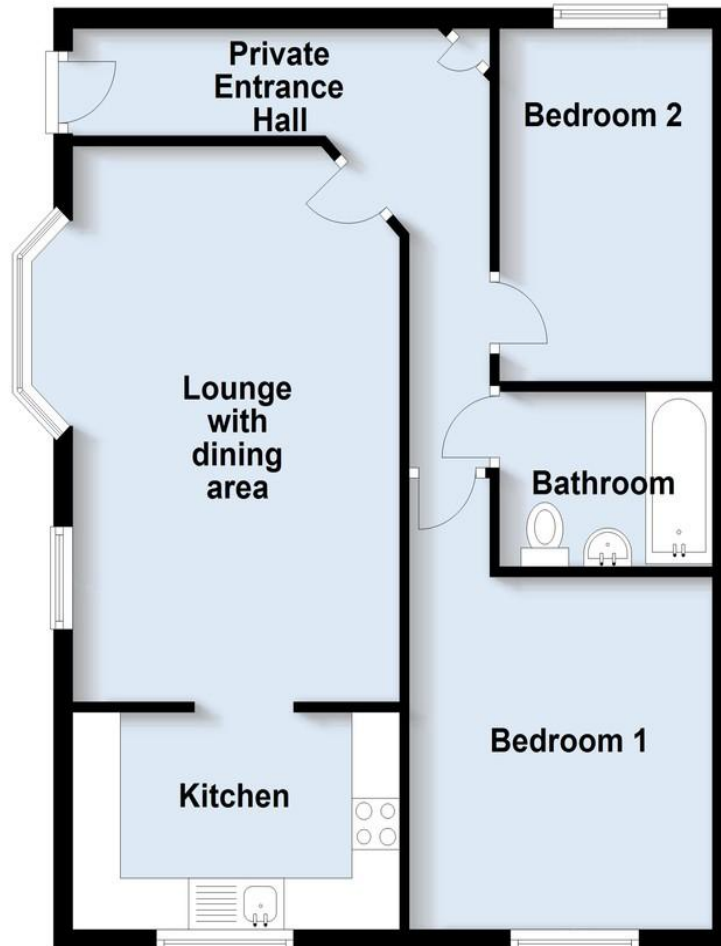
**VIEWING**

Strictly by appointment with Ulllyotts 01262401401

Regulated by RICS

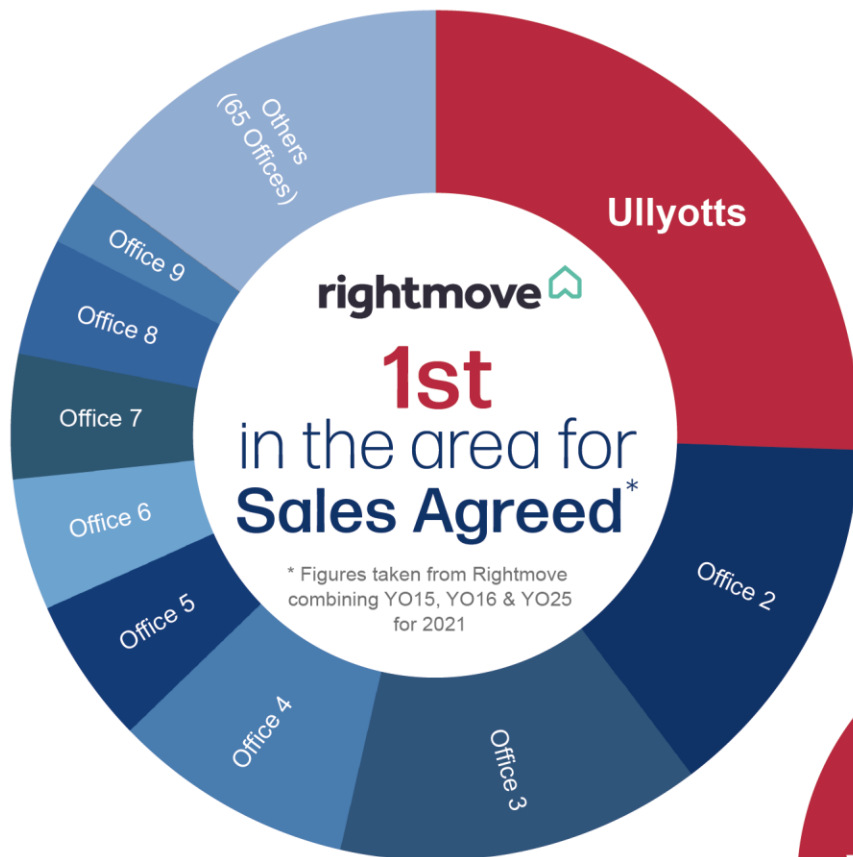
The stated EPC floor area, (which may exclude conservatories),  
is approximately 60 sq m (645 sq ft)

### Ground Floor





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