



31 Burlington Court
Bridlington
YO16 4PQ

ASKING PRICE OF

£62,495

1 Bedroom Second Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401



Lounge / Diner



Off Road
Parking



Gas Central Heating

31 Burlington Court, Bridlington, YO16 4PQ

A one-bedroom apartment located on the second floor in Burlington Court. Comprising entrance hall, lounge/diner, kitchen and bathroom. Located at the junction of Gordon Road and the Old Town High Street.

Burlington Court offers a guest suite that can be used (charge applies). 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.

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.



Hall



Lounge



Lounge



Dining Area

Accommodation

GROUND FLOOR COMMUNAL ENTRANCE

With security entry system, lift and stairs at ground floor level to all floors.

ENTRANCE HALL

7' 10" x 7' 1" (2.41m x 2.16m)

With large storage cupboard housing water meter, electric meter, consumer unit and stop tap.

LOUNGE

23' 3" x 10' 7" (7.11m x 3.25m)

French doors to front elevation. Curtain pole and curtains with large window to side and feature tilt and turn window. Decorative fire surround with electric fire in situ. Storage heater. Central light fitting. Carpet.

KITCHEN

7' 8" x 6' 3" (2.34m x 1.91m)

With window to front elevation and range of wall and base units with integrated fridge, freezer and

oven. Electric hob with overhead extractor. Fan heater. Central light fitting. Vinyl flooring.

BEDROOM

15' 8" x 9' 3" (4.78m x 2.84m)

Window to front elevation. Mirrored fitted wardrobes. Storage heater. Central light fitting. Carpet. Tunstall careline system fitted.

BATHROOM

7' 1" x 5' 4" (2.16m x 1.65m)

With suite comprising panelled bath, thermostatic shower and glass screen. Low level WC, wash hand basin with vanity unit. Central light fitting. Vinyl flooring, fan heater and extractor fan.

OUTSIDE

With communal garden, pathways and seating areas. Bin store. Parking available.



Kitchen



Bedroom



Bedroom



Bathroom

AGE RESTRICTION

Burlington Court is an exclusive development for the over 65's, however if it is for a dual occupancy, one party requires to be over 55.

HEATING

Electric heating in the apartment.

DOMESTIC HOT WATER

Provided by the immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

SERVICES

Mains water, drainage and electric connected.

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.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS



Dining Area

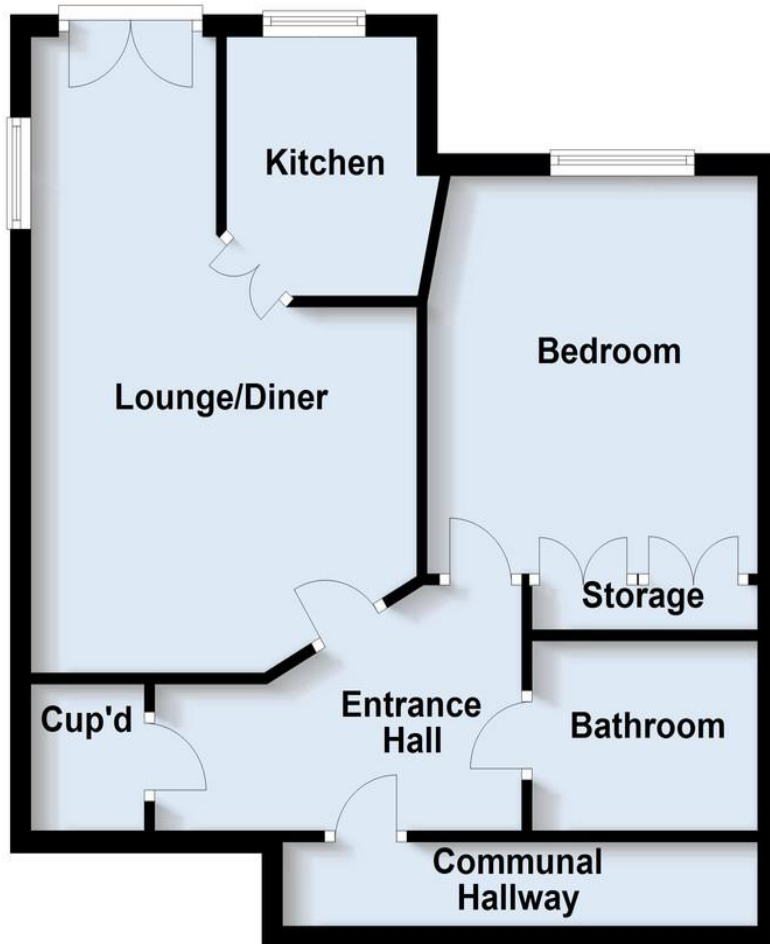


Door

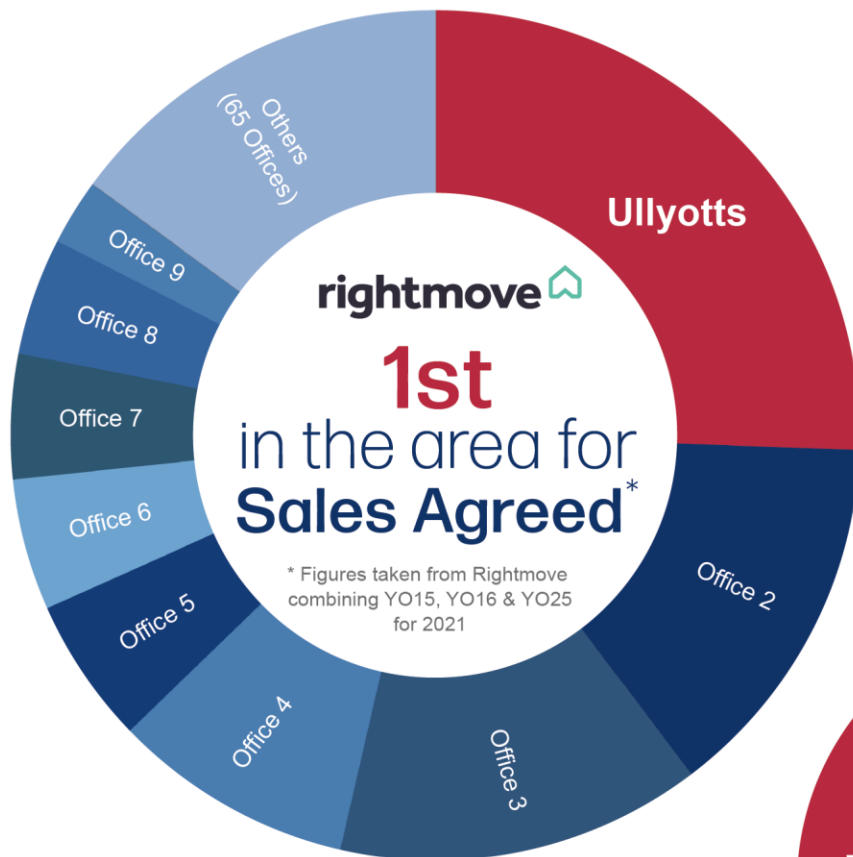


The stated EPC floor area, (which may exclude conservatories),
is approximately 53 sq m (570 sq ft)

Second Floor



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■ Ulllyotts ■

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