



Flat 2, 5 Gladstone Terrace  
Bridlington

YO15 2PN

ASKING PRICE OF

**£75,000**

1 Bedroom Upper Ground Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401



Kitchen



Allocated  
Parking



Gas Central Heating

## Flat 2, 5 Gladstone Terrace, Bridlington, YO15 2PN

An upper ground floor apartment with fabulous views of the sea, Sewerby Cliffs and Flamborough Head. The one-bedroom apartment would be perfect for use as a second home or someone looking to downsize and live by the coast.

The property briefly comprises, lounge, kitchen, bedroom and bathroom and benefits from uPVC double glazing and gas central heating.

The apartment is situated in Gladstone Terrace which is close by to the Trinity Church, with immediate walk through access to the north beach and north side seafront. There are numerous local shops for various needs in the immediate locality including pharmacy, convenience stores and restaurants etc.

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.





Lounge



Bedroom



Bathroom



View

## Accommodation

### COMMUNAL ENTRANCE

With steps up to the main entrance via a uPVC door into the communal entrance hall. With stairs to all levels and private entrance door to Flat 2.

### ENTRANCE HALL

With laminate flooring, storage cupboard and doors to:

### KITCHEN

10' 4" x 5' 3" (3.152m x 1.606m)

With a range of wall, base and drawer units, laminate flooring, tiled walls, stainless steel sink and drainer, window to the rear elevation, wall mounted gas central heating boiler, space and plumbing for a washing machine, electric oven, for ring gas hob, extractor fan, under counter fridge and radiator.

### INNER HALL

With doors to:

### LOUNGE

18' 1" x 13' 2" (5.516m x 4.021m)

A light and airy lounge with a bay window to the front elevation offering fabulous sea views and views of

Sewerby Cliffs and Flamborough Head. The space could be used as a dining area in order for you to appreciate the views whilst dining or enjoying a morning coffee. With feature fire place and radiator.

### BEDROOM

11' 3" x 11' 1" (3.44m x 3.379m)

With a bay window to the rear elevation and radiator.

### BATHROOM

7' 10" x 5' 6" (2.413m x 1.688m)

With tiled flooring and part tiled walls, panelled bath with glass screen, wash hand basin, WC, heated towel ladder, storage cupboard and extractor fan.

### OUTSIDE

Steps to the front lead up to the main communal doorway.

The property is only metres away from the north side seafront. On street parking is available in the area with permits from the East Riding of Yorkshire Council.



View



Front Elevation

### TENURE

We understand the property is leasehold. The property has a 125-year lease from 1st May 1985. The current ground rent payable is £75 per annum; however, this does increase every 25 years but is capped at £150.

The current service charges are £405 which are payable every three months. The property is currently managed by a management firm in London.

### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

### COUNCIL TAX BAND - A

### ENERGY PERFORMANCE CERTIFICATE - RATED E

### SERVICES

All mains services 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.

### VIEWING

Strictly by appointment with Ulllyotts 01262401401 option 1

Regulated by RICS

# Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

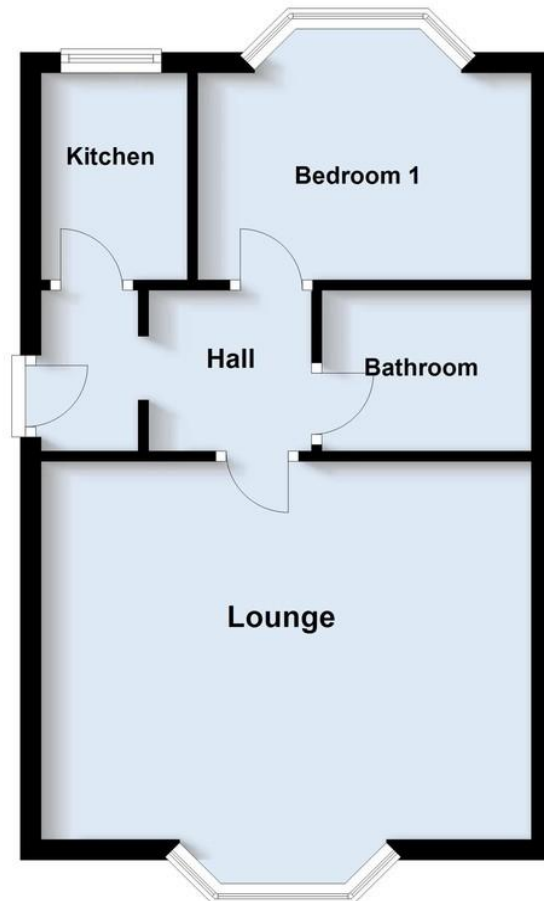
*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*



The stated EPC floor area, (which may exclude conservatories),  
is approximately 43 sq m (462 ft<sup>2</sup>)

### Ground Floor



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*The team at Ullyotts were great to deal with during our recent house purchase. A very professional team.*

*From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.*

*A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ullyotts. Great Job!*

# ■ Ulllyotts ■

EST 1891



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