



25 Burlington Court  
Bridlington

YO16 4PQ

OFFERS IN REGION OF

£52,500

1 Bedroom First Floor Flat

■ Ulllyotts ■  
EST 1891

01262 401401





French Doors



Secure  
Gated



Electric Storage Heating

## 25 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 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 for over 60s (partner can be over 55) 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 an internal alarm call system fitted. The property also benefits from a lift and Juliette balcony



Entrance Hall



Lounge



Lounge



Kitchen

## Accommodation

### GROUND FLOOR COMMUNAL ENTRANCE

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

### ENTRANCE HALL

10' 9" x 3' 0" (3.30m x 0.93m)

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

### LOUNGE

16' 7" x 10' 7" (5.06m x 3.25m)

With electric fire and feature surround, electric storage heater and emergency pull cord. French UPVC doors to Juliette balcony.

### KITCHEN

7' 4" x 5' 7" (2.24m x 1.72m)

Being fitted with a modern range of units, including base and drawer cupboards, having worktops over and integrated appliances, which include induction electric hob with extractor over, electric oven and

refrigerator. Inset sink with single drainer. Vinyl patterned flooring.

### BEDROOM

14' 2" x 8' 10" (4.32m x 2.70m)

With window to the exterior, electric storage heater, and built-in wardrobe with mirrored doors.

### BATHROOM

5' 6" x 5' 6" (1.70m x 1.69m)

Panelled bath, thermostatic shower and glass screen. Low level WC, wash hand basin with vanity unit. Central light fitting. Vinyl patterned flooring, heated towel ladder and extractor fan.

### DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

### CENTRAL HEATING

Electric storage heating throughout





Bedroom



Bathroom



## TENURE

We understand that the property is leasehold

125 year lease form 2006

Maintenance £1603.37 every 6 Months

Ground Rent £197.50 per 6 Months

## COUNCIL TAX BAND - A

## 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?

As local specialists with over 100 years' experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

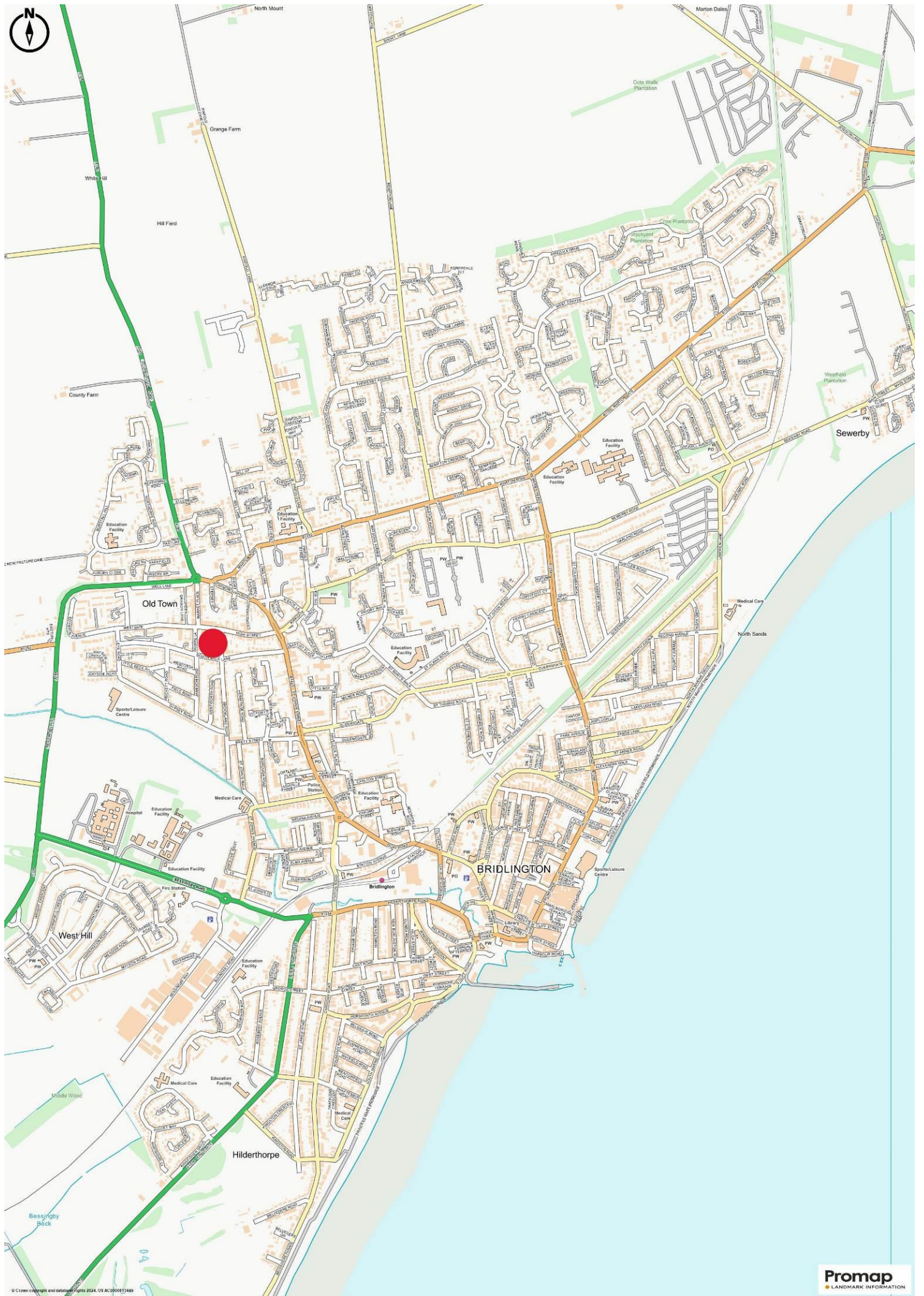
\*By any local agent offering the same level of service.

## VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
Option 1

Regulated by RICS





The stated EPC floor area, (which may exclude conservatories),  
is approximately (43.67 m<sup>2</sup>) 470 ft<sup>2</sup>



Ulllyotts  
EST 1881

Approximate total area<sup>(1)</sup>  
43.67 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# 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.*

*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 Ulllyotts. Great Job!*

# ■ Ulllyotts ■

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