

Ulllyotts



6 Neptune Drive  
Bridlington  
YO16 4EF

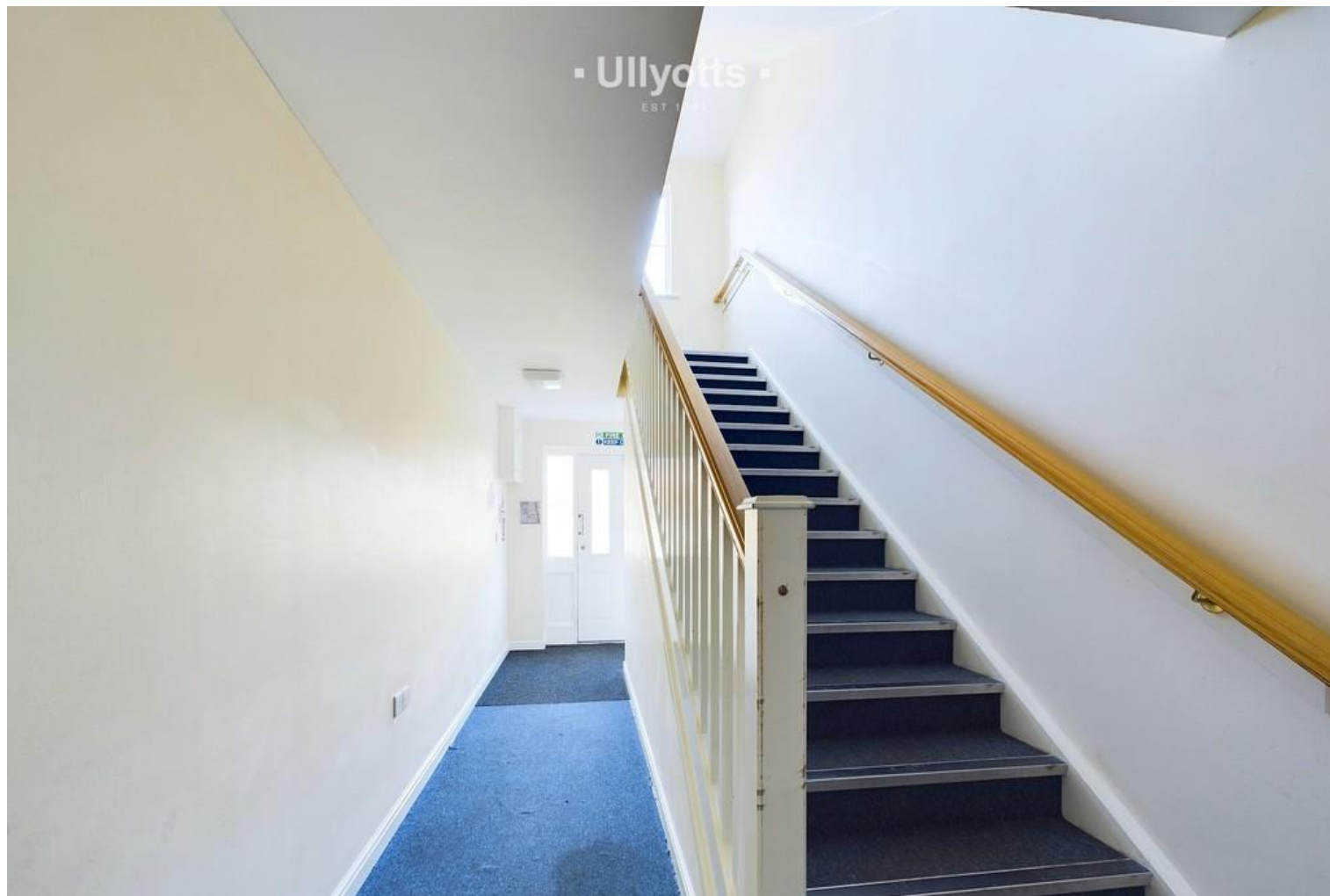
ASKING PRICE OF

£80,000

2 Bedroom Ground Floor Apartment

Ulllyotts  
EST 1891

01262 401401



Communal Entrance



2



1



1



Allocated  
Parking



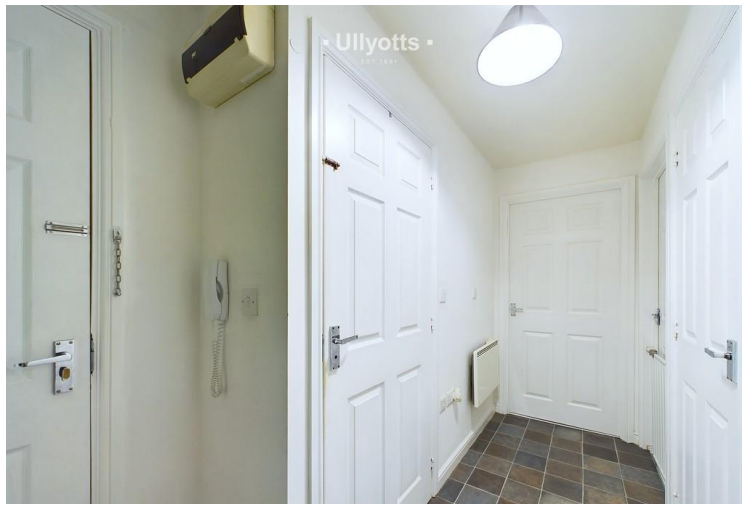
Electric Heating

## 6 Neptune Drive, Bridlington, YO16 4EF

This purpose-built apartment is being sold as an investment with a tenant in situ on an assured shorthold tenancy agreement. The apartment benefits from a lounge, kitchen, two bedrooms, bathroom and an allocated parking space

The St. John's Street area is close to the town centre being a vibrant and convenient location. The area is served by Quay Academy (ages 3-11) and Bridlington School (ages 11-18). Nearby are convenience stores and supermarkets including Co-op, Aldi, Spar, and One Stop. Dining options feature a range of restaurants, including Chinese and Indian cuisine, as well as popular fish and chips and pizza take aways. A nearby parade of shops on Quay Road offers a fruit and veg shop, butcher and hairdresser,

ensuring all essentials are within easy reach. Bridlington is a charming seaside town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional seaside attractions. It offers a mix of old-world charm and modern amenities, with a bustling promenade, independent shops and fresh seafood outlets. The town is also a gateway to the stunning Flamborough Head, famous for its dramatic cliffs and rich wildlife. With a friendly atmosphere and plenty of activities, Bridlington is a popular destination and a pleasant place to live.



Entrance Hall



Lounge



Lounge / Kitchen



Kitchen

## Accommodation

### GROUND FLOOR COMMUNAL ENTRANCE HALL

With telephone entry system and outside post box.

### PRIVATE ENTRANCE HALL

12' 11" x 5' 3" (3.94m x 1.6m)

With tiled effect vinyl flooring, storage cupboard housing hot water cylinder, electric storage heater, smoke alarm fitted and doors to:

### LOUNGE

17' 4" x 10' 2" (5.28m x 3.1m)

A good sized lounge with bay window to the front, electric storage heater and archway into kitchen.

### KITCHEN

9' 6" x 5' 3" (2.9m x 1.6m)

With a range of wall and base units with worktop over. Space for a tall fridge freezer and one other undercounter appliance. Built in electric oven, hob and electric extractor fan. A stainless-steel sink with drainer and mixer tap over, sitting beneath a

window to the front elevation. Vinyl flooring and a tiled splash back offering easy cleaning and maintenance.

### BEDROOM 1

13' 3" x 10' 2" (4.04m x 3.1m)

With window to rear elevation, TV point, telephone point and electric storage heater.

### BEDROOM 2

9' 4" x 6' 9" (2.84m x 2.06m)

With window to rear elevation, TV point and electric storage heater.

### BATHROOM

7' 7" x 5' 7" (2.31m x 1.7m)

White suite comprising pedestal wash hand basin, WC, panelled bath with shower over. Extractor fan and part tiled walls. Vinyl flooring and heated towel ladder.



Bedroom 1

## CENTRAL HEATING

Electric heating throughout.

## DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

## PARKING

One parking space allocated to this flat

## OUTSIDE

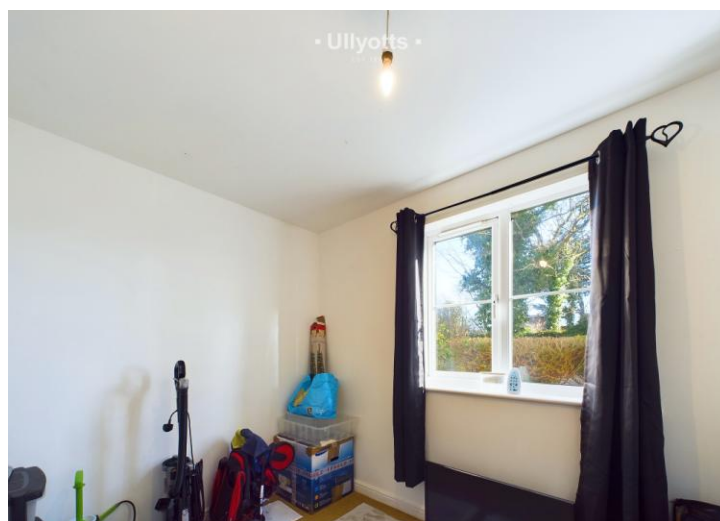
The bin areas are common for the use of the residents only. The gardens and shrubbed areas are maintained under the Management Scheme.

## TENURE

The property is leasehold and is on a 125-year lease from 1st January 2006.

Ground rent for period 1 April 2024 – 31 March 2025 is £135.00

Service charge is half yearly -Period 1 April 2024 – 30 September 2024 £632.81.



Bedroom 2

The property is let by way of the assured short hold tenancy at a total annual rent of £6900.00 payable monthly at the rate of £575.00 pcm. The property is managed by Ulllyotts (Property Management) Limited.



Bathroom

### SERVICES

The gardens and shrubbed areas are maintained under the Management Scheme.  
Electric, water and mains sewerage are available.  
Please note there is no gas to the property.

### COUNCIL TAX BAND – B

### ENERGY PERFORMANCE CERTIFICATE - RATED C

### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

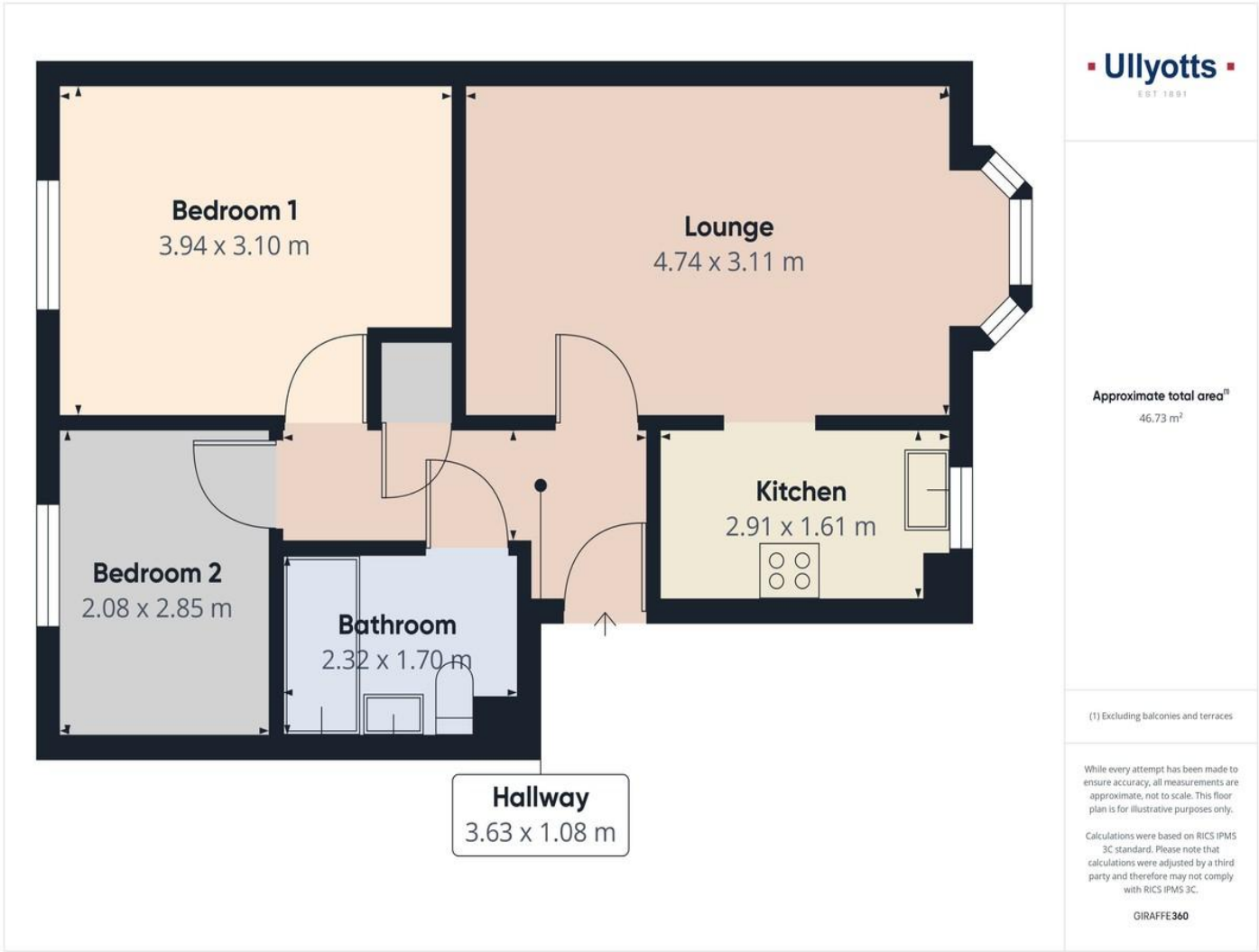
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
Option 1

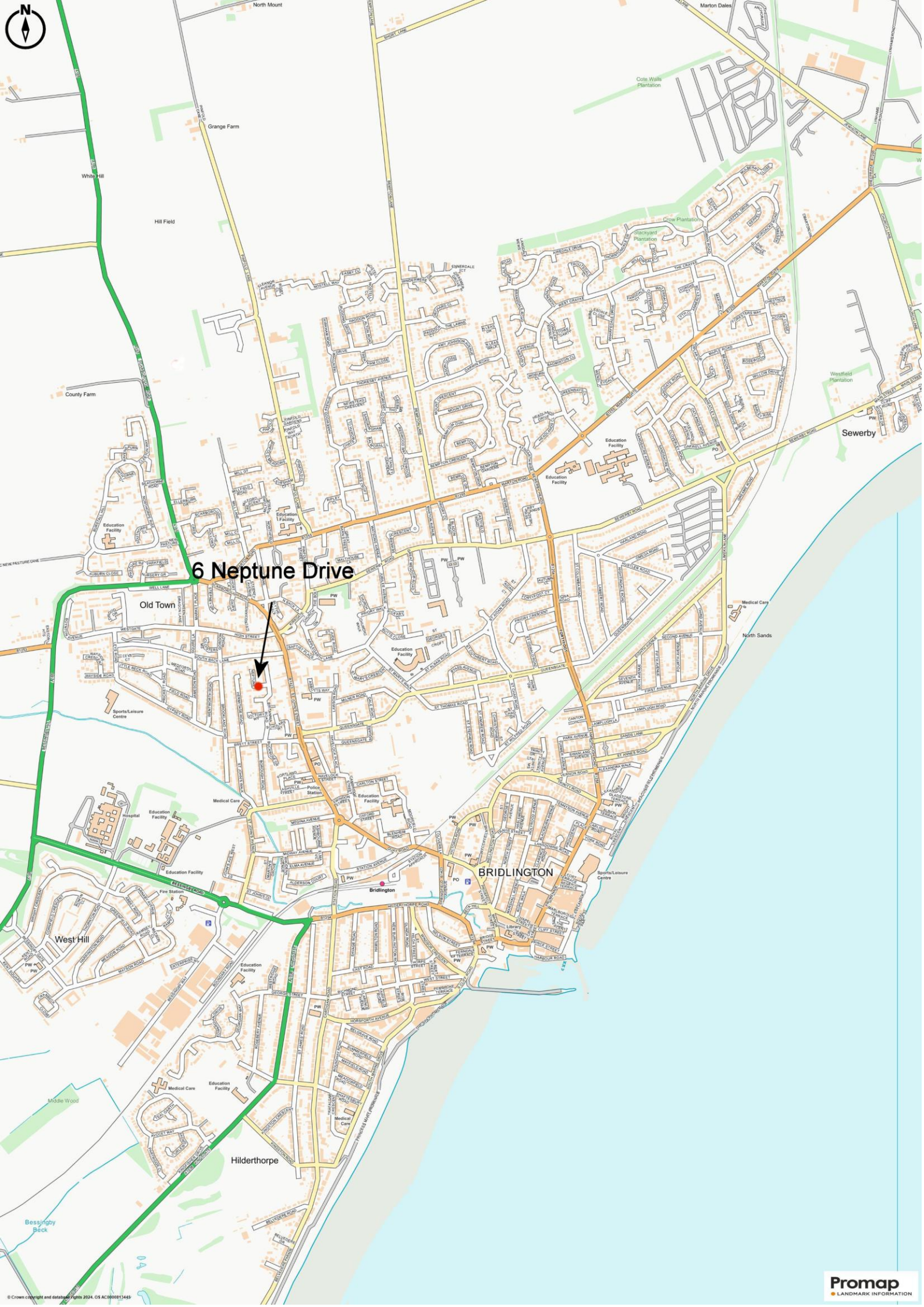
Regulated by RICS.

The stated EPC floor area, (which may exclude conservatories),  
is approximately 43 sq m (462 ft2)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate



6 Neptune Drive

BRIDLINGTON

# ■ Ulllyotts ■

EST 1891



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