



43 Alexandra Court
Bridlington
YO15 2LB

ASKING PRICE OF

£190,000

2 Bedroom First Floor Apartment



Front Elevation



2



1



1



Allocated
Parking



Gas Central Heating

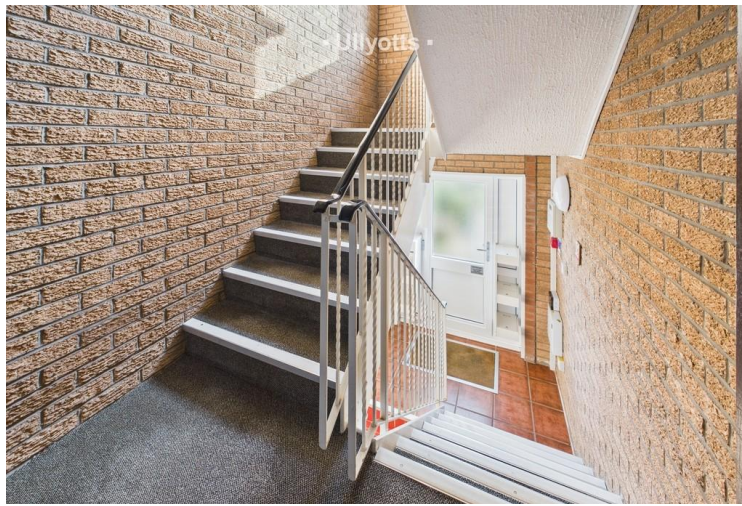
43 Alexandra Court, Bridlington, YO15 2LB

This first-floor south facing apartment offers a well-equipped kitchen and a bright lounge/diner leading to a private balcony, two bedrooms, and a shower room. Enjoy spectacular sea views from the lounge/diner, kitchen and balcony, creating a stunning coastal backdrop. Complete with an allocated parking space and offered with no onward chain, this is a fantastic opportunity for seaside living.

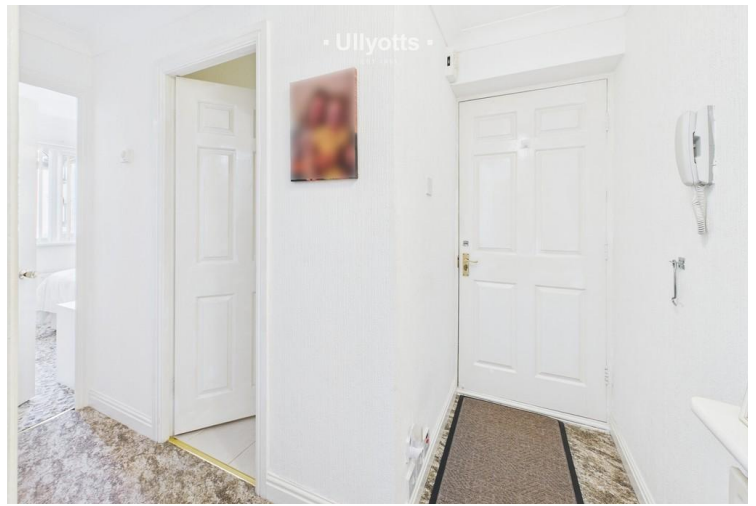
Alexandra Court is a purpose-built seafront apartment complex situated on the north side of Bridlington, offering residents stunning panoramic views of Bridlington Bay. Comprising 65 units, the development features a variety of apartments, many with private balconies, secure entry systems and allocated parking spaces. Located just a stone's throw from the beach and within close proximity to the town center and harbour,

Alexandra Court combines coastal charm with convenient access to local amenities.

The Harbour and Town Centre areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. The area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.



Communal Entrance



Entrance Hall



Lounge/Dining area



Lounge/Dining area

Accommodation

COMMUNAL ENTRANCE

Entrance to the building is via an external staircase to the communal entrance with fob entry and telecom entry into the communal hall. Staircase to the first floor and door to a private entrance hall to flats 43 & 46.

ENTRANCE HALL

9' 10" x 2' 9" (3.00m x 0.84m)

The private entrance hall benefits from the tele com entry phone, radiator, storage cupboard and doors to all rooms.

LOUNGE/DINING AREA

17' 10" x 10' 2" (5.44m x 3.11m)

The lounge is light, airy and spacious and benefits from a bay window to the front elevation and a glazed door to a south facing balcony that catches the sun most of the day and allows natural light to fill the lounge. The current owners have their dining table in the bay ensuring sea views whilst dining. An electric fire is in situ with a feature marble surround, radiator for added warmth, coving and a door to:

KITCHEN

10' 7" x 5' 10" (3.23m x 1.80m)

The kitchen has a range of wall, base, drawer and shelving units with a worktop over, tiled splashback and tiled flooring. Integrated appliances include a double oven, four ring gas hob and fitted Bosch ventilation hood. Space for a fridge freezer (included) and washer/dryer, a sink and drainer with a mixer tap over sits beneath a window to the front elevation with a sea view. The gas central heating boiler is housed and a radiator for warmth.

BALCONY

4' 11" x 3' 11" (1.52m x 1.21m)

The balcony is south facing and benefits from beautiful views of the gardens north bay and catches the sun for the majority of the day.



Kitchen



Kitchen



Balcony



Bedroom 1

BEDROOM 1

13' 7" x 10' 2" (4.15m x 3.12m)

The master bedroom benefits from a range of built in wardrobes, drawers, over head storage and bed side tables offering ample storage, a window to the rear elevation and a radiator.

BEDROOM 2

10' 0" x 7' 5" (3.06m x 2.28m)

With a window to the rear elevation, built in wardrobe and drawer storage and a radiator.

SHOWER ROOM

6' 9" x 6' 0" (2.08m x 1.85m)

A shower room that benefits from tiled wall and flooring, vanity wash hand basin and WC with fitted storage cupboards, wall mount mirrored storage cupboards, a shower cubicle with folding door and electric shower, heated towel ladder and an extractor fan.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

An allocated parking space is available to the rear of the property.

TENURE

We understand that the property is leasehold with a share of the freehold and has 275 years remaining from 1st January 2010.

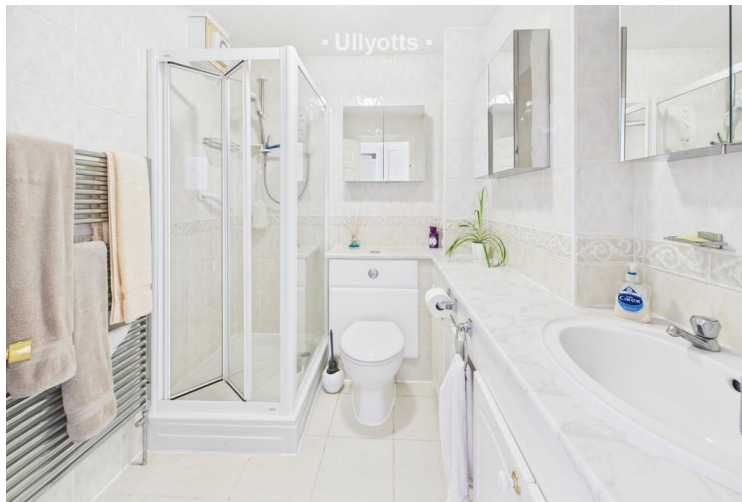
Maintenance fees are January to January and are currently £1100 per annum these include buildings insurance, maintenance and upkeep of the gardens.

SERVICES

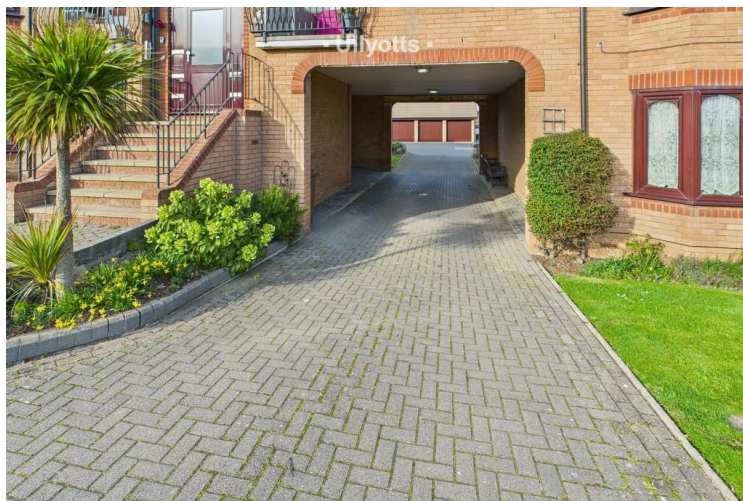
All mains services are available at the property.



Bedroom 2



Shower Room



Vehicle Access



Front

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - 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

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

The digitally calculated floor area is 53 sq m (570 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

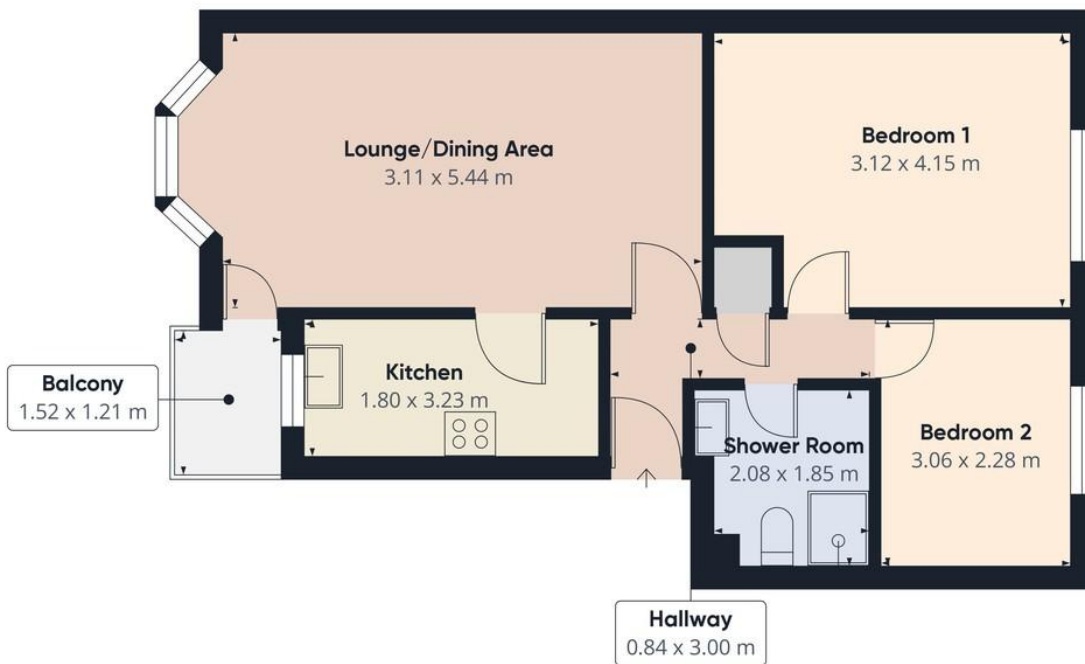


(†) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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