



4 Avenue Court
Bridlington
YO16 4QG

ASKING PRICE OF

£100,000

2 Bedroom Ground Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401



Communal Gardens



2



1



1



Secure
Gated



Electric Heating

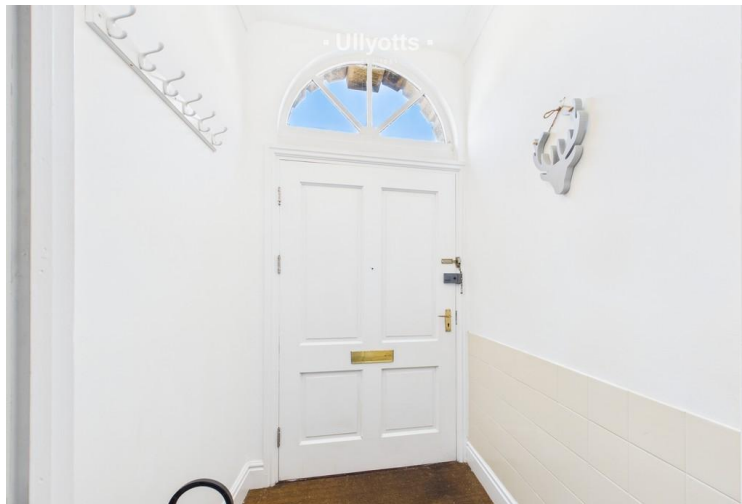
4 Avenue Court, Bridlington, YO16 4QG

Located in a sought after gated complex for the over 55s, this spacious ground floor two-bedroom apartment offers comfortable and secure living. The property features well-proportioned rooms, access to beautifully maintained gardens and benefits from a 24-hour emergency pull cord system for added peace of mind. Residents enjoy exclusive access to a community room, on-site launderette, private parking and the support of a house manager, all within a friendly and well-kept environment.

Avenue Court, located on Westgate in Bridlington's historic Old Town, is a retirement housing development managed by Anchor. The complex comprises 50 flats and designed for residents aged 55 and over and was formerly known as Avenue Hospital.

Bridlington's historic Old Town is a charming and characterful location, steeped in history and offering many amenities. Local shops include a butcher, pharmacy, fish and chips, fruit and veg complimented by cafes, public houses, antique shops, an art gallery, opticians, beauticians and a florist. With its picturesque cobbled streets, the nearby stunning Priory Church and Bayle Gate Museum, the Old Town offers a unique blend of history and convenience.

Bridlington is a charming seaside town known for its golden beaches and bustling harbour. Blending traditional British seaside appeal with rich heritage, the town offers scenic coastal walks, a vibrant promenade and attractions like Sewerby Hall and Gardens, making it a favourite for both holidaymakers and those seeking a quieter pace of life by the sea.



Entrance Hall



Entrance Hall



Lounge



Kitchen

Accommodation

ENTRANCE HALL

13' 11" x 4' 6" (4.25m x 1.39m)

The apartment enjoys its own private front door entrance from Westgate, accessed via a traditional four-panel door that opens into a welcoming entrance porch. From here, a glazed internal door leads into the a spacious entrance hall featuring an electric wall heater, recently replaced fuse box, decorative coving and doors leading to all rooms and a useful storage cupboard also houses the hot water tank.

LOUNGE

15' 8" x 10' 5" (4.78m x 3.20m)

The lounge is bright and airy with coving, a uPVC window to the side elevation and a uPVC door that opens onto a small patio with direct access to the communal gardens. An electric fire with a feature surround provides a charming focal point, complemented by an electric wall heater. An opening leads seamlessly into the kitchen.

KITCHEN

10' 5" x 8' 3" (3.19m x 2.54m)

The kitchen is well-appointed and has a uPVC window to

the side elevation, wood effect laminate flooring and a range of gloss wall, base and drawer units, all complemented by a plum sparkle worktop with a tiled splash back. Fitted appliances include an electric oven, electric hob with an extractor fan and a stainless steel sink with a drainer and mixer tap. Additionally, there is space for a fridge-freezer and under-counter lighting.

BEDROOM 1

18' 10" x 10' 7" (5.76m x 3.23m)

The main bedroom is generously sized and features a secondary glazed sash window to the front elevation, decorative coving and an electric wall heater.

BEDROOM 2

11' 10" x 8' 5" (3.63m x 2.57m)

The second bedroom also benefits from a secondary glazed sash window to the front elevation and an electric wall heater.

BATHROOM

8' 3" x 6' 6" (2.52m x 1.99m)

The well-presented bathroom features wood-effect vinyl



Bedroom 1



Bedroom 2



Bathroom



Westgate Entrance

flooring, partially tiled walls with a mosaic feature, a panelled bath with glass screen and electric shower over, a vanity wash hand basin and WC, inset spotlighting, and a heated towel ladder.

HEATING

electric heating

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

OUTSIDE

The exterior of the property is enhanced by well-maintained communal gardens, featuring lawns, mature trees, shrubs and designated seating areas for residents to enjoy.

PARKING

Parking spaces are provided for both residents and visitors.

FACILITIES

Within close proximity to the apartment is the communal

laundry where automatic washing machines are provided.

There is a resident's lounge where various activities are organised and there is a one-bedroom guest apartment with twin beds available for visitors.

An on-site manager is available on week days and 24 hour pull-cords in each room for emergency assistance.

TENURE

Leasehold, 125 years from 1993. There is no ground rent to pay, the service charge is currently per calendar month and this includes buildings insurance, launderettes, window cleaning, car park, gardens, function room, guest suite at £10 per night and the maintenance of the exterior of the building.

SERVICES

Electric and water are available

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

**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



4 Avenue Court, Bridlington

Old Town

BRIDLINGTON

The stated EPC floor area, (which may exclude conservatories),
is approximately 76 sq m (818 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

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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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