



39 Avenue Court  
Bridlington  
YO16 4QG

GUIDE PRICE

£85,000

2 Bedroom Ground Floor Over 55's Apartment

• Est. 1891 •  
**Ulllyotts**  
Estate Agents

01262 401401



Entrance Hall



### 39 Avenue Court, Bridlington, YO16 4QG

This well-maintained ground floor apartment for the over 55s is located in the heart of Bridlington's charming Old Town. The property offers a comfortable lounge, a good-sized kitchen, a well equipped bathroom and two well-proportioned bedrooms. The current owners have had all windows replaced throughout. Externally, it benefits from a patio area along with a communal parking area and gardens, making it an ideal low-maintenance home.

The property 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 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 is designed for residents aged 55 and over.

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.



Lounge



Dining Area



Kitchen



Bedroom 1

## Accommodation

### ENTRANCE HALL

Entrance to the property is via a glazed composite door leading into a spacious entrance hall with coving and a modern Fischer electric radiator, part of a full set of Fischer radiators installed throughout the apartment in place of the original storage heaters. A useful storage cupboard houses the recently replaced 'Fischer Aquafficient Hot Water System', and the hallway provides access to all rooms.

### LOUNGE

The lounge benefits from a front-elevation window that provides plenty of natural light and overlooks the communal gardens and private patio area. Additional features include coving, a modern electric radiator and a folding door leading through to the kitchen.

### KITCHEN

The kitchen is beautifully presented with a range of cream wall, base and drawer units complemented by under-counter lighting, a coordinating worktop, tiled splashback and wood-effect vinyl flooring. A 1½ stainless steel sink and drainer with a mixer tap is positioned beneath a rear-elevation window.

Integrated appliances include a Neff induction hob and eye-level oven, with additional space and plumbing provided for a washing machine and fridge-freezer.

### BEDROOM 1

The master bedroom benefits from a rear-facing window, fitted wardrobe storage and a modern electric radiator.

### BEDROOM 2

The second bedroom features a front-facing window and an electric radiator.

### BATHROOM

The bathroom is well-appointed, comprising a panelled bath and a corner shower unit with sliding doors, wet wall surround, and electric shower. It also features a vanity wash hand basin and WC, tile-effect vinyl flooring, partially tiled walls, a rear-facing window with an extractor fan and an electric radiator with an attached towel rail.



Bedroom 2



Bathroom



Parking Area



Private Patio

## 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.

To the front of the property is a private patio area, separate from the communal gardens, which is for the exclusive use of this flat.

## PARKING

Parking spaces are provided for both residents and visitors.

## TENURE

Leasehold, 125 years from 1993. There is no ground rent to pay, the service charge is currently £307.53 per calendar month and this includes buildings insurance, use of the launderette, window cleaning, car park, gardens, function room, guest suite at £20 per night and the maintenance of the exterior of the building.

## SERVICES

All mains electric, water and drainage are available at the property.

## FACILITIES

Within close proximity to the apartment is the communal laundry where automatic washing machines and tumble dryers are provided.

There is a residents 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.

## COUNCIL TAX BAND - C

## ENERGY PERFORMANCE CERTIFICATE - TBC



On Site Laundry



Avenue Court



Old Town Image



Old Town Image

## NOTE

Heating systems and other services have not been checked by Ulllyotts.

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

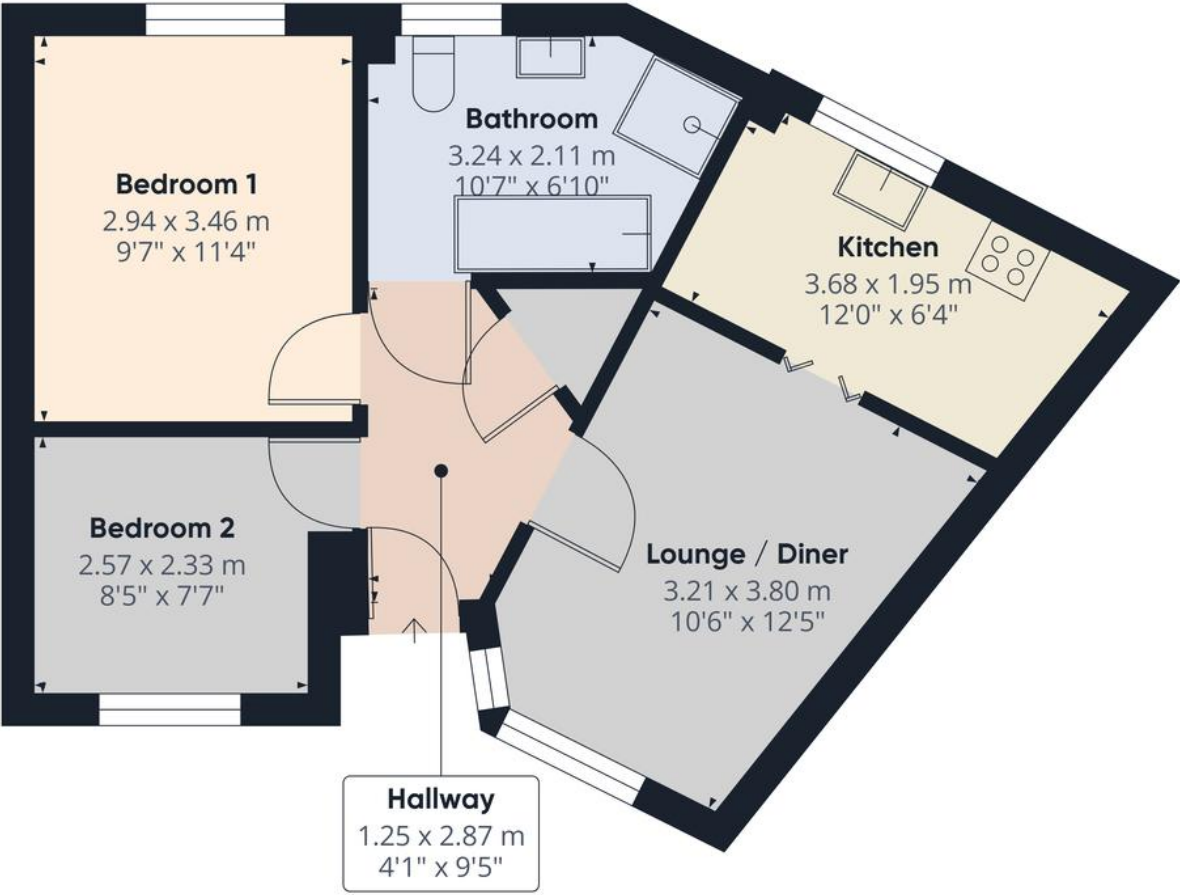
Strictly by appointment with Ulllyotts 01262 401401  
Option 1

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 (46.3m2 or 499 ft2). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
46.3 m<sup>2</sup>  
499 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Avenue Court**

Old Town

BRIDLINGTON

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