



■ **Ulllyotts** ■
Estate Agents

15 Avenue Court
Bridlington
YO16 4QG

Two bed, 1st floor apartment
Electric heating, double glazing
Communal gardens. Lift

Secure parking
House Manager on site
Leasehold

Asking Price Of:
£72,500



01262 401401

www.ullyotts.co.uk

brid@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

Ulllyotts (Insurance) Limited
specialising in personal and
commercial insurance.

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

15 Avenue Court

Bridlington

YO16 4QG



LOCATION

Avenue Court is on the north western outskirts of Bridlington by the Old Town conservation area, Westgate Park and gardens, Old Town shops and Priory Church. Little bus services are routed through the locality linking to the main town centre, which itself lies approximately one and a quarter miles to the southeast, but the Old Town shops in the High Street provide for daily needs and requirements.

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.

ACCOMMODATION

A purpose built first floor apartment, in this well established warden assisted block for over 55's, constructed in 1996 by Messrs Shepherd Homes of York under the NHBC Scheme. The property is now managed by Hanover Housing, with a full community lounge, on site House Manager, emergency call systems and established gardens.

This two bedroomed apartment has wood double glazing and electric heating. The property is in good order throughout and ready for immediate occupation.

COMMUNAL ENTRANCE

With stairs or lift to first floor. A balcony landing leads to a private entrance door.



ENTRANCE HALL

13' 4" x 3' 4" (4.06m x 1.02m)

With electric panel heater, panic alarm in situ and airing cupboard.

LOUNGE

12' 10" x 12' 2" (3.91m x 3.71m)

With two windows to the front elevation, one being a bay window, electric panel heater, modern electric feature fire place and TV point.



KITCHEN

10' 6" x 7' 6" (3.2m x 2.29m)

With a range of wall and base units, stainless steel sink unit with mixer tap, space for fridge freezer, built in electric oven, hob and extractor. Tiled splashback, vinyl flooring and window to rear elevation.



BEDROOM 1

14' 1" x 9' 1" (4.29m x 2.77m)

With window to front elevation, electric panel heater and loft access.



BEDROOM 2

9' 5" x 9' 1" (2.87m x 2.77m)

With window to front elevation and electric panel heater.



BATHROOM

8' 8" x 6' 1" (2.64m x 1.85m)

Incorporating panel bath with electric shower over, low level WC, pedestal wash hand basin, part tiled walls, electric towel ladder and window to rear elevation.



OUTSIDE

The property is abounded by well established and maintained gardens, with shrubs, mature trees. The gardens are maintained under the maintenance scheme through Hanover Housing. The main gates have a remote auto access which are closed during the hours of darkness and parking is available within the grounds.. The complex forms a secure and quiet environment for the over 55's.



TENURE AND MAINTENANCE CHARGE

Leasehold. The property is held under a 99 year lease from 1996 with a monthly service charge of approximately £190 per calendar month (to be confirmed), payable to Hanover Housing for general maintenance, upkeep, repairs and buildings insurance.

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.

Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

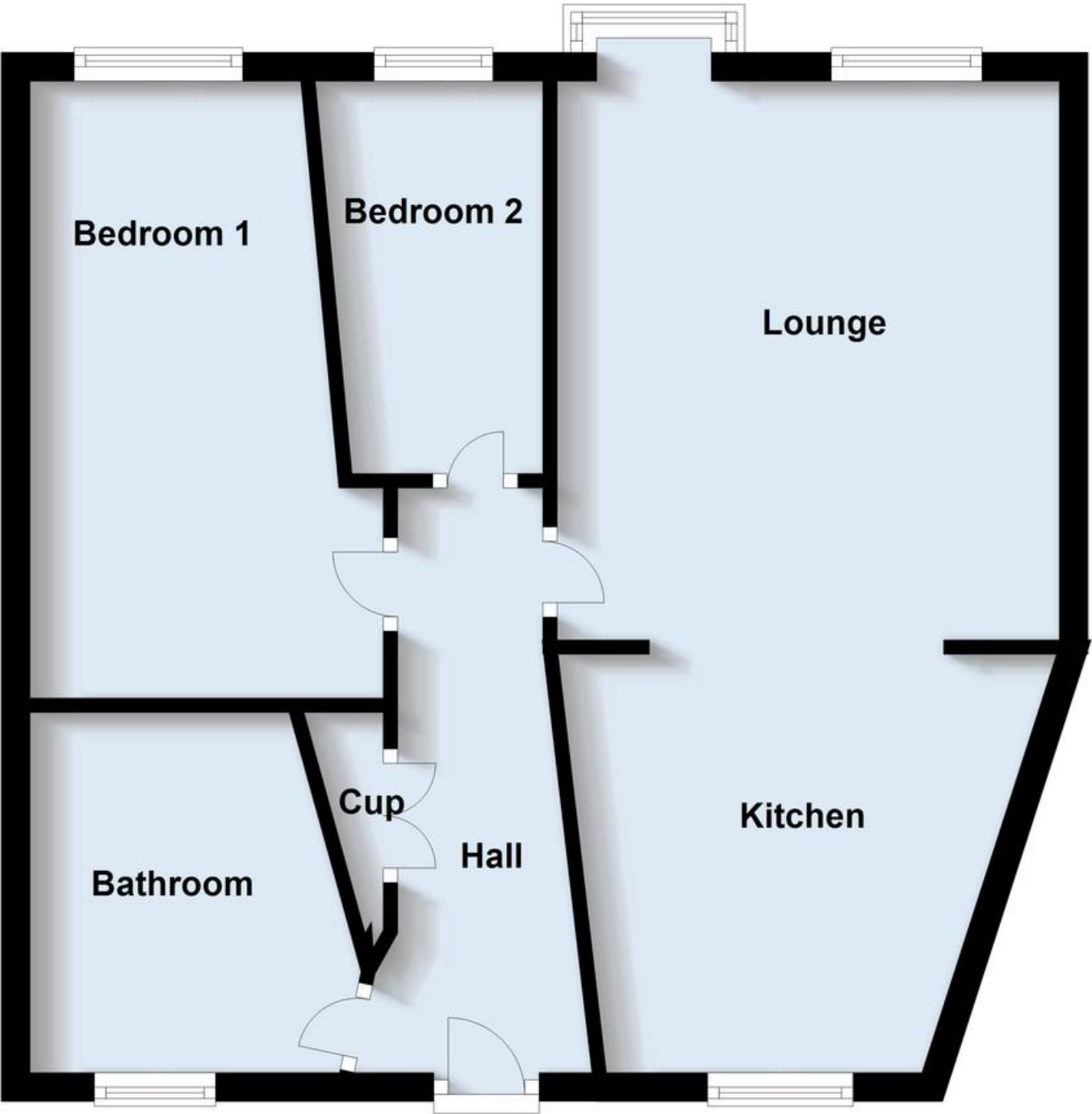
Rating D.

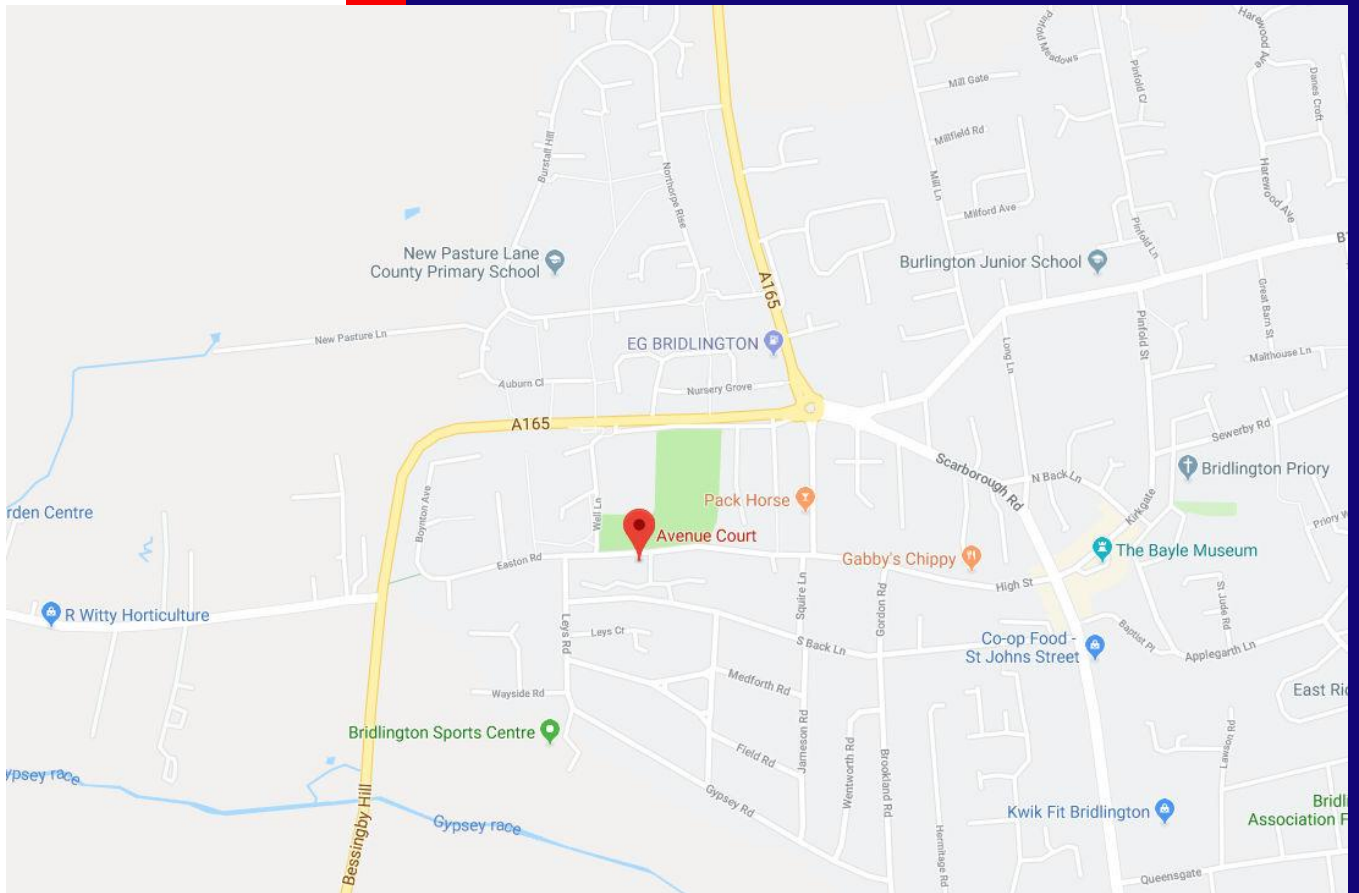
VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

Regulated by RICS

First Floor





01262 401401



16 Prospect Street, Bridlington, YO15 2AL

Also at: 64 Middle Street South, Driffield, YO25 6QG Tel: 01377 253456



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com