



Flat 6, 3-5 St Johns Avenue  
Bridlington

YO16 4ND

ASKING PRICE OF

**£90,000**

2 Bedroom First Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401



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1



Gas Central Heating

## Flat 6, 3-5 St Johns Avenue, Bridlington, YO16 4ND

This is a super first floor apartment providing two bedroom accommodation, ideal as a residential investment. The property is currently let on an assured periodic tenancy currently achieving an annual income of £5,100.00 per annum.

The accommodation includes two bedrooms as well as lounge, kitchen and bathroom and benefits from gas fired central heating.

Being conveniently situated for access in to the town centre and railway station, and having a tenant in situ, this is an excellent opportunity to acquire a quality residential investment generating an immediate income.

St Johns Avenue lies within immediate walking distance of nationally named supermarkets but the town centre is about a mile away to the east. The local schools that serve the locality are situated at Quay or Hilderthorpe Primary with Bridlington Comprehensive less than half a mile away.

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

### GROUND FLOOR

Communal entrance hall with stairs to all levels.

### PRIVATE HALLWAY

#### LOUNGE

12' 9" x 11' 6" (3.89m x 3.51m)

With radiator and window.

#### KITCHEN

11' 9" x 6' 9" (3.58m x 2.06m)

With radiator and being fitted with a range of modern kitchen units including base and wall mounted cupboards along with worktops. Stainless steel sink with base cupboard beneath, plumbing for automatic washing machine and built-in oven and hob. Radiator.

#### BEDROOM 1

11' 6" x 8' 0" (3.51m x 2.44m)

Radiator.

#### BEDROOM 2

8' 6" x 7' 9" (2.59m x 2.36m)

Radiator..

#### BATHROOM

With panel bath, low level WC and wash basin. Partially tiled

### OUTSIDE

There are communal areas to the front, side and rear. There is limited parking within a communal area but this is non-allocated.

### CENTRAL HEATING

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

### TENURE

The property is held on a lease for 999 years from 28th February 1992 with a ground rent rate of £100.00, along with a £400.00 service charge per annum.

The vendor of this property owns the freehold, there is an option for the freehold to be sold with the flat or alternatively the landlord will remain the freeholder upon completion.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

### ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## SERVICES

All mains services are available at the property.

## NOTES

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.

## WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

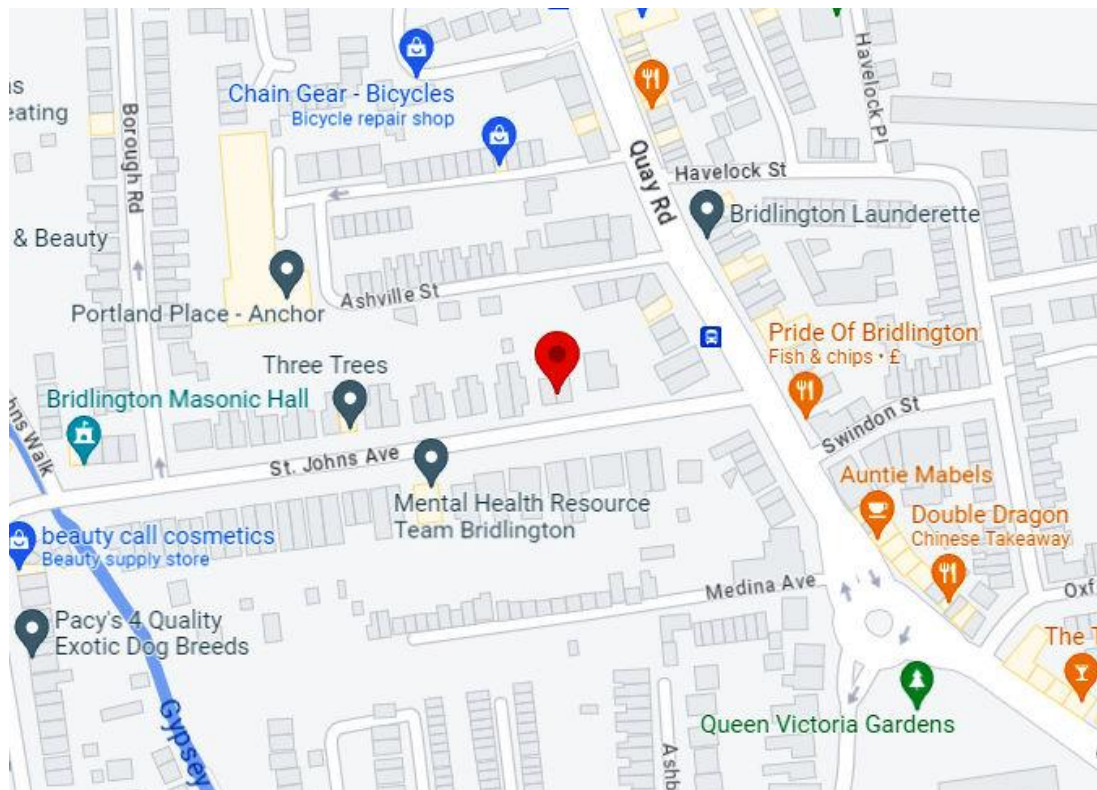
WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

## VIEWING

Strictly by appointment with Ullyotts.

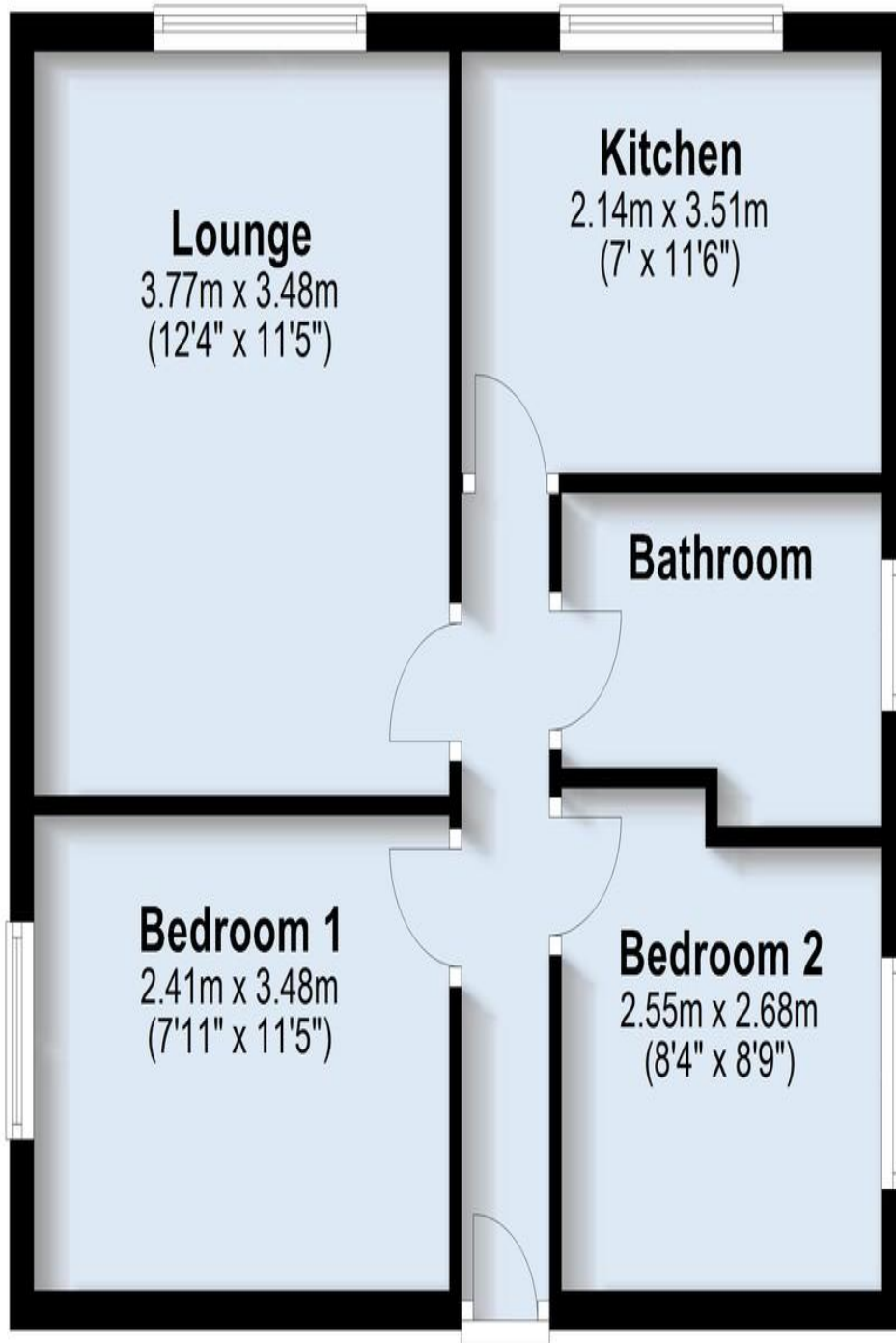
Regulated by RICS





The stated EPC floor area, (which may exclude conservatories),  
is approximately 49 sq ft

## Ground Floor



# Why Choose Ulllyotts?



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- ✓ **Knowledge & Experience**  
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- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
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Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
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