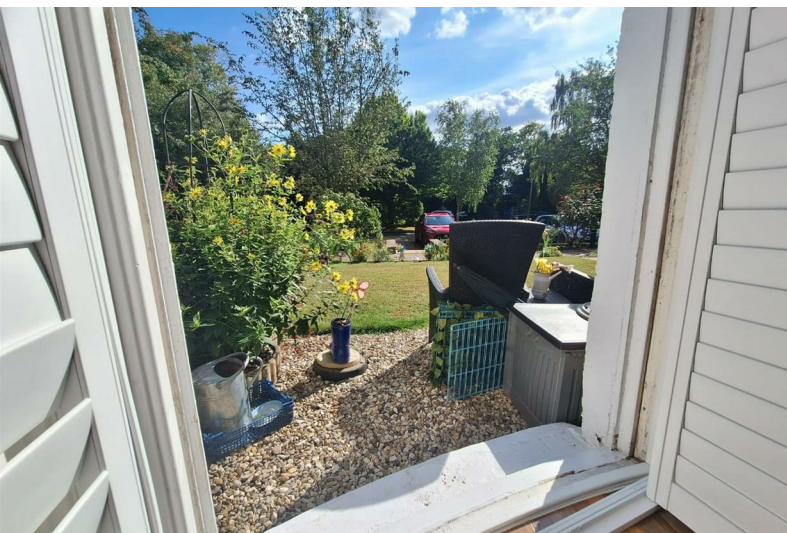




The Avenue Westgate , YO16 4QE

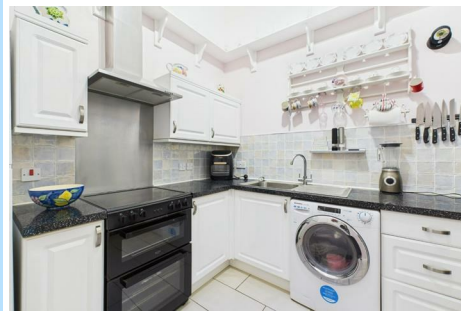
Offers Over £140,000



The Avenue Westgate

, Bridlington, YO16 4QE

Offers Over £140,000



Nestled in the charming area of Westgate Bridlington, this unique apartment offers modern comfort and has historic elegance. Beautifully renovated by 'Shepherds' the builders which dates back to 1714 Georgian listed building. There are communal gardens offering outdoor space to relax in. The apartment is a minute walk to Westgate Park where the bowling green is located. Situated in the heart of old town you will find yourself surrounded by a mix of galleries, tea rooms, curio shops, restaurants, local pubs and hairdressers. Historic beauty all adds to the atmosphere of the old town. The apartment is council tax band B with a long lease of 92 years. There is a service charge which includes ground rent of £271.84 per month. Exceptionally high level of service includes services such as door entry, fire alarm, building insurance, cleaning, out of hours on call estate manager, who is on site daily, window cleaning, gardening and the use of a guest room for your visitors.. There are electronic gates giving you peace of mind with allocated parking and plenty of visitor spaces for friends and family.

The apartment also benefits from two separate staircases to provide easy access to the first floor.

- Stunning duplex apartment with two staircases for easy access to the first floor.
- Two bedrooms
- Window shutters
- No age restrictions
- Set in a bespoke, private a secure development in the popular old town
- Spiral staircase to upper level
- No onward chain
- Allocated parking and communal gardens
- Stunning period features throughout
- Pets allowed

Entrance Hall

Tiled flooring and door to the ground floor communal entrance lobby.

Sitting Room/ Diner

A stunning room with high ceilings and deep set skirtings, wood effect flooring, large bay window overlooking the gardens with fitted window shutters, TV point, storage cupboard, electric storage heater and spiral staircase leading the the first floor bedroom.

Kitchen

With a range of wall and base units with sink and drainer unit, electric cooker point, extractor hood, plumbing for washing machine, part tiled walls and delph rack.

Guest WC

Low level WC, hand wash basin and tiled flooring.

First Floor Landing/ Entrance Hall

Door to the communal staircase area, wood effect flooring, storage cupboard and ladder style chrome radiator.

Master Bedroom

A lovely spacious room with large bay window with shutters, overlooking the gardens with window shutters, electric storage heater and TV point.

Bedroom Two

With fitted mirror wardrobes and wood effect flooring.

Shower Room

White suite with corner shower cubicle, low flush WC, vanity hand wash basin, fully tiled and extractor fan.

Exterior

There are stunning communal grounds which are all maintained by a gardener, with lawned areas to sit out, mature trees, flower beds and lighting leading to

the parking areas. The development benefits from secure parking with electronic gates into the grounds.

Services

Mains connected to electric, water and drainage. The property had a new fuse box in 2024 and a new hot water tank in 2024

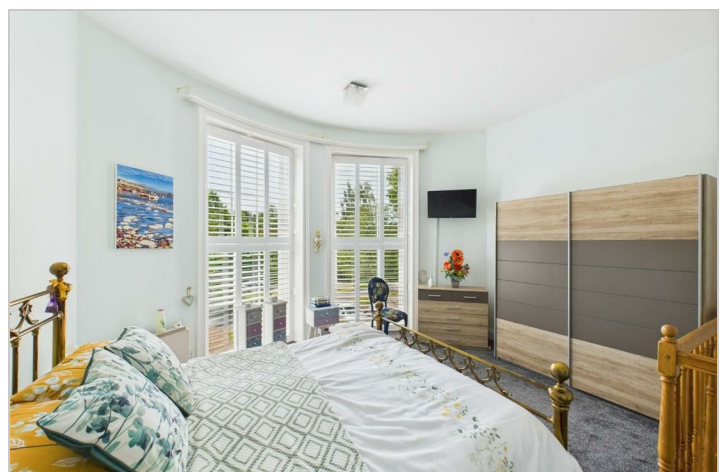
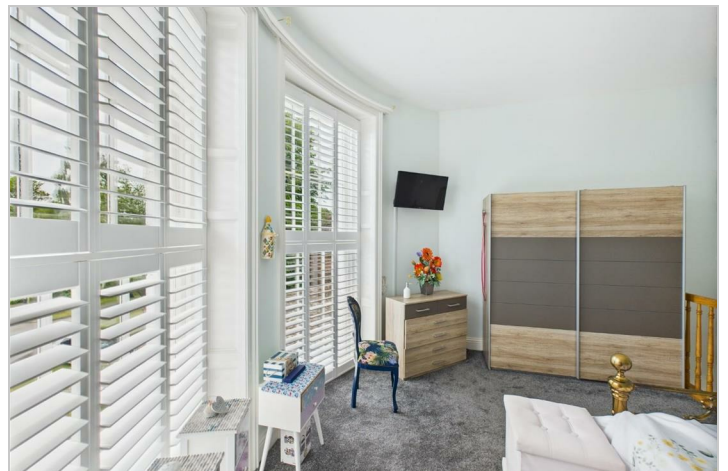
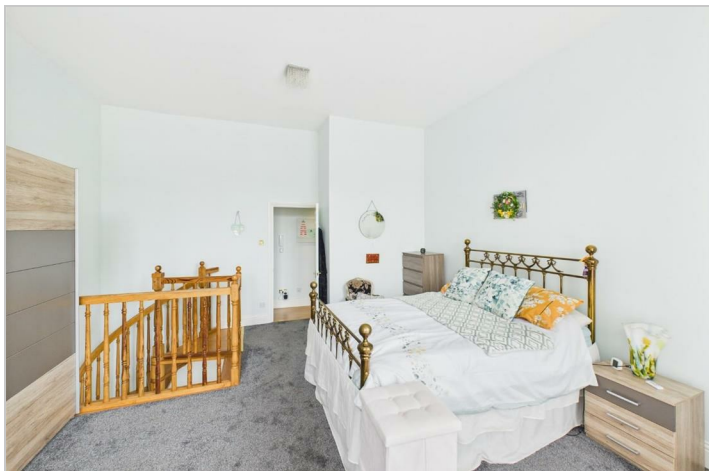
Council Tax Band B

Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

Tenure

The property is leasehold on a 125 year lease from 1996. There is a monthly service charge, ground rent and maintenance fee of £271.84 per month.



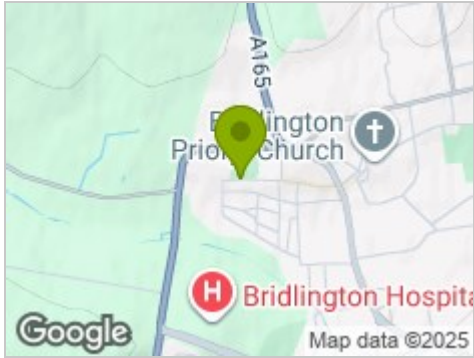
Road Map



Hybrid Map



Terrain Map



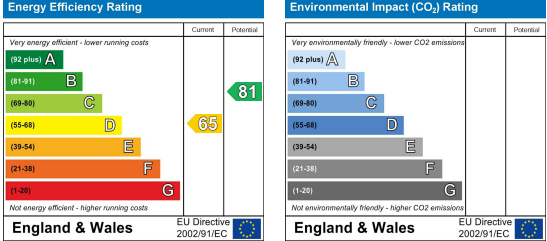
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.