



## Flat 9 St Bedes Atwick Road, Hornsea, HU18 1EA Offers Over £100,000

A rare opportunity to purchase a spacious three bedroom flat that spans the top floor of the historical building of St Bedes in Hornsea. Unique and full of charm the building dates back to 1895 and was built as St. Bede's College by Henry Elsom. A perfect first home or investment property.

The property briefly comprises of; communal entrance hall and garden (to rear), private entrance hall, lounge, kitchen, bathroom and three double bedrooms, It benefits from an allocated parking space and economy electric heating.

Leasehold but buyer to buy into the freehold and become 1 of 9. Lease is 999 years  
Maintenance fee is £75 per quarter. No ground rent to pay.

EPC - D  
COUNCIL TAX - A  
TENURE - Leasehold with shared Freehold.



### Entrance Hall

With access to the lounge, bedroom one and two, bathroom and kitchen.

### Lounge

15'8" x 16'0" (4.8 x 4.89)

Central brick built fireplace with wooden mantle and tiled hearth. Ceiling light/fan, carpeted with electric radiator.

### Breakfast Kitchen

13'1" x 10'5" (4.0 x 3.2)

Rear aspect windows, fitted wall and base units and worktops, Single drainer, 1 1/2 bowl sink. Space for free standing fridge freezer, and space and plumb for washing machine. Space for free standing electric oven and hob.

### Bedroom One

10'1" x 13'0" (3.09 x 3.97)

Side aspect window, sloped ceiling, electric radiator and carpet.

### Bedroom Two

20'0" x 8'2" (6.1 x 2.5)

Side aspect window, built in cupboard with carpet and radiator.

### Bedroom Three

14'8" x 9'8" (4.48 x 2.95)

Front aspect window with built in cupboard and radiator. Cupboard door leading to spherical room space/lookout point (1.8m Diameter)

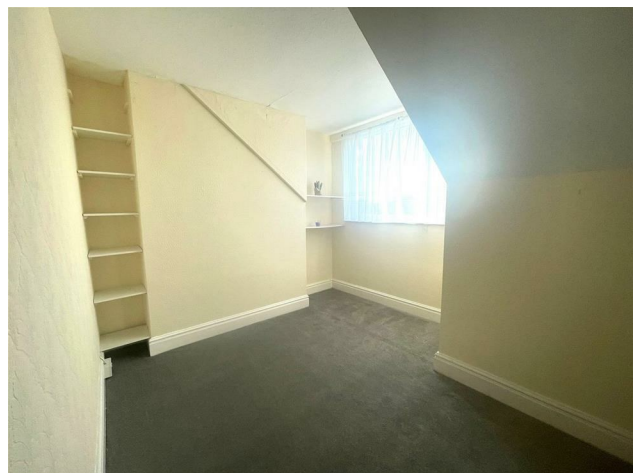
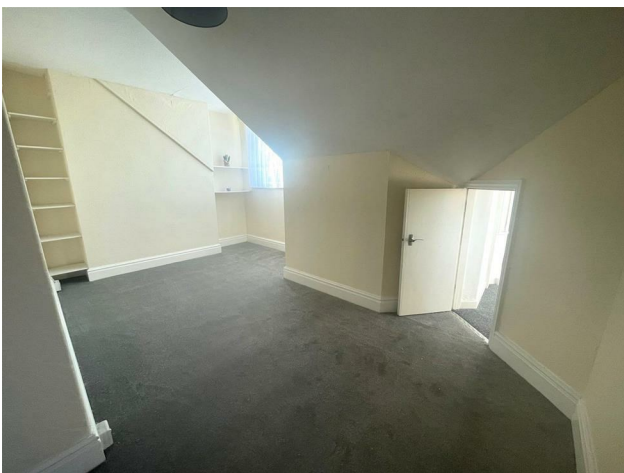
### Bathroom

9'1" x 7'5" (2.78 x 2.27)

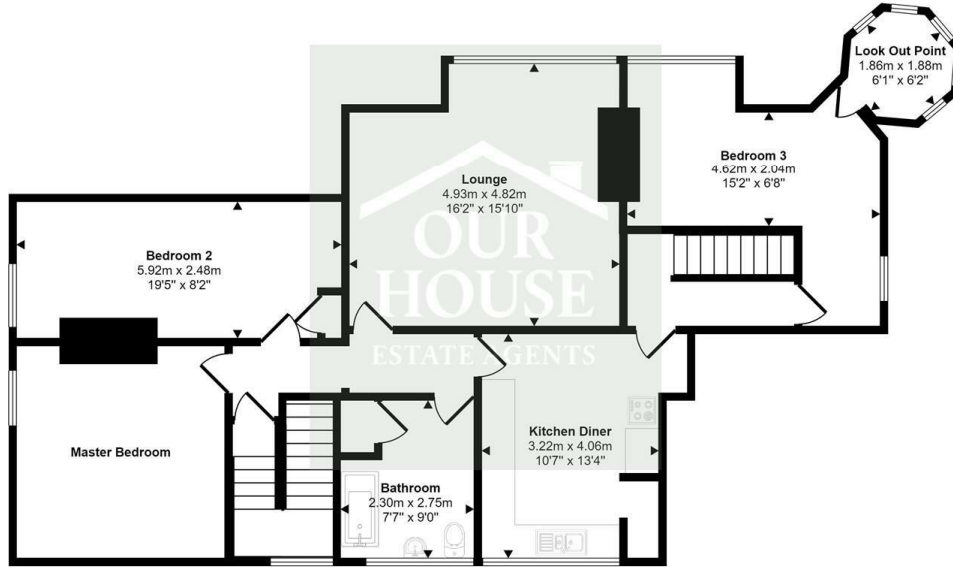
Rear aspect window, W.C, Panelled bath with shower over, pedestal wash hand basin, tiled walls, vinyl tiled flooring and shaver point. Built in storage cupboard.

### Communal Garden

To rear of property, laid mainly to lawn.

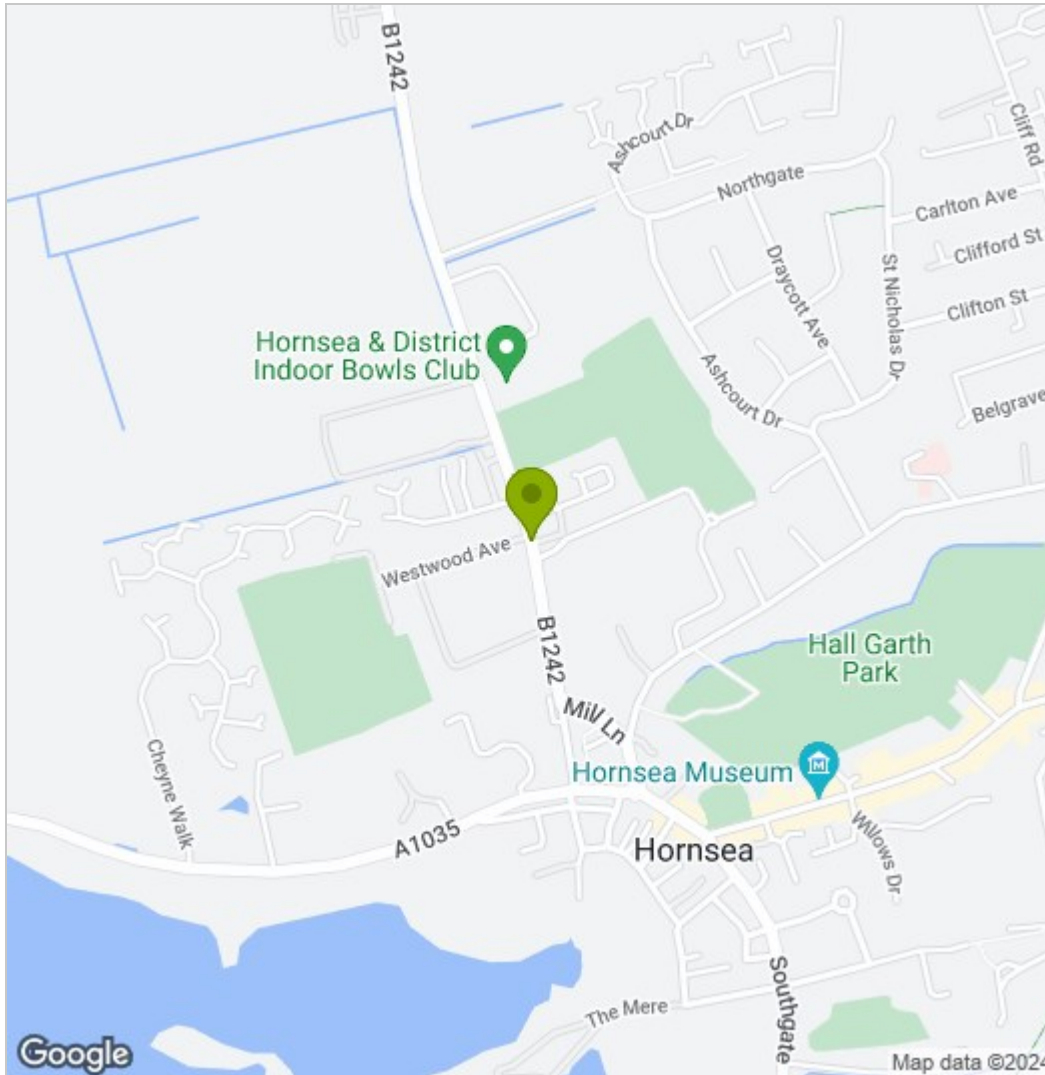


Approx Gross Internal Area  
109 sq m / 1177 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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