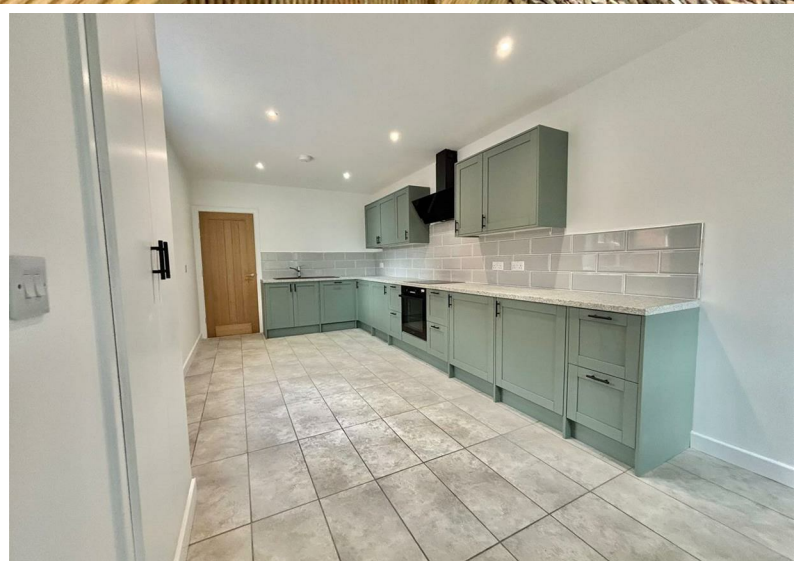




1 Marlborough Avenue, Hornsea, HU18 1UA
£159,950

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This beautifully refurbished two-bedroom ground floor flat has been finished to a very high standard, offering stylish and modern living in a convenient location.

At the heart of the home is a spacious open-plan living, kitchen, and dining area, featuring a brand new high-spec kitchen with contemporary fittings and sleek finishes – perfect for both entertaining and everyday living. The property also boasts a modern bathroom with quality fixtures and a clean, elegant design.

Externally, the apartment benefits from a private gravelled driveway and outdoor space – a rare find for this style of property.

An ideal choice for first-time buyers, downsizers, or investors looking for a turn-key home with excellent presentation and practical features.

EPC: Awaited
Council Tax: Awaited
Tenure: Leasehold

Entrance Hall

18'8" x 3'2" (5.69 x 0.98)
Entrance door to side leading to hallway, radiator.

Open Plan Kitchen/ Dining/ Lounge

18'0" x 9'8" (5.50 x 2.97)
Kitchen - Window to front, a range of fitted wall and base units with complimentary work surfaces, single drainer with one a half bowl sink, built in electric hob and oven with extractor fan. Integrated dishwasher, undercounter fridge and freezer, part tiled walls, tiled flooring and electric radiator.
Lounge - 3.62 x 2.80 - Window to front, carpet and electric radiator.

Bedroom 1

10'5" x 10'3" (3.19 x 3.13)
Window to side, built in cupboard housing water heater, carpet and electric radiator.

Bedroom 2

11'6" x 6'10" (3.52 x 2.09)
Window to side, carpet and electric radiator.

Bathroom

7'2" x 6'5" (2.19 x 1.98)
Panelled bath with shower over, vanity hand wash basin, W.C, tiled walls and flooring.

Outside Space

Gravelled driveway.

Leasehold Information

The leaseholder will be a company set up by the existing owner of the building (e.g Marlborough Properties Hornsea Ltd). The company will hold two shares, the owner of each apartment will be allocated 1 share, giving each apartment

owner equal shares in the company, this will be carried out via each parties solicitors at the point of purchase.
As part of the leasehold arrangement, individual apartment responsibilities for ongoing maintenance will be detailed within, as follows:

The ground floor apartment will be responsible for the upkeep of the parking area.
The ground floor apartment will be responsible for the roof areas each end of the building, specific to that apartment.
Responsibility for the remaining fabric of the building and roof will be shared equally between both apartments.

Each apartment will come with a 999 year lease term.

Directions

