



1 Marlborough Avenue, Hornsea, HU18 1UA

£159.950



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.

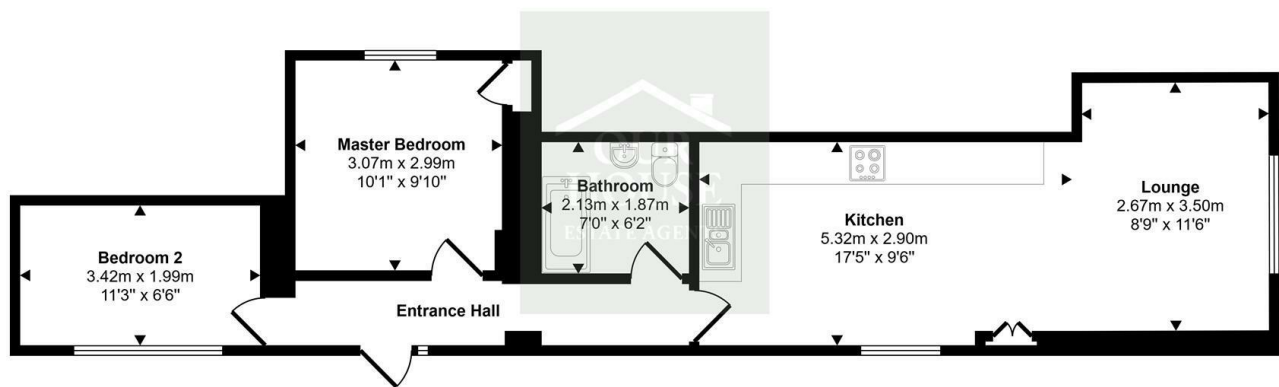
As part of the leasehold arrangement, individual apartment responsibilities for ongoing maintenance will be detailed within, as follows:

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.





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.

Viewing

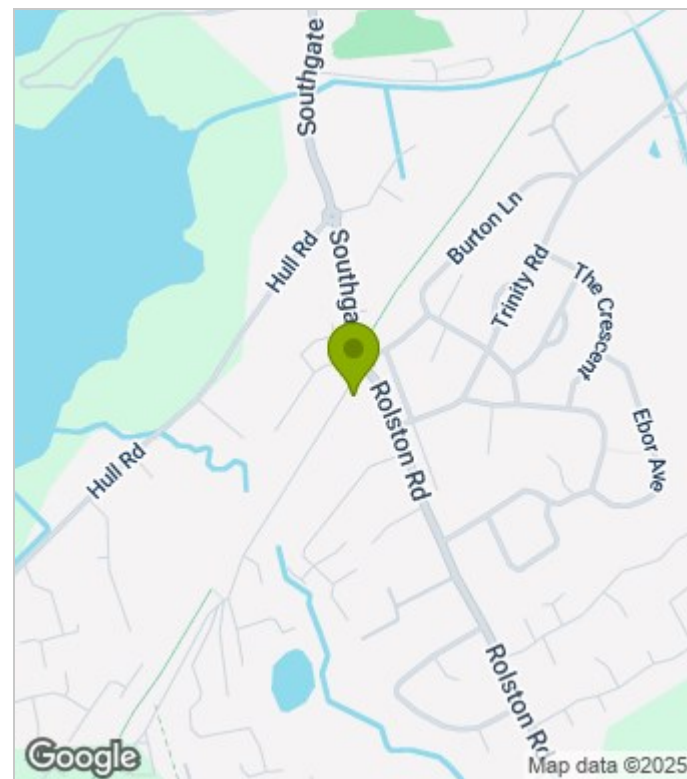
Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents

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Energy Efficiency Rating

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