

# HUNTERS®

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## Burlington Court Gordon Road

Bridlington, YO16 4PQ

Offers Over £55,000



Council Tax: B



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# 35 Burlington Court Gordon Road

Bridlington, YO16 4PQ

Offers Over £55,000



## APARTMENT IN OVER 55'S DEVELOPMENT

We are pleased to offer onto the market with no onward chain this well presented two bedroom, upper floor apartment situated in the Bridlington Old Town. Burlington Court is an over 55's complex and was constructed by McCarthy and Stone in 2006 and comprises of 38 retirement apartments over four floors and served by a lift to all floors.

The Development Manager can be contacted from various points within each property in the case of an emergency. The complex is warden controlled Monday - Friday, 9am to 5pm, however for periods when the Development Manager is off duty, there is a 24 hour emergency call system.

The accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms, bathroom and an allocated parking space for one vehicle. Viewings are highly recommended to avoid disappointment.

It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

### Lease Details

Lease term 107 years remaining

£460 Annual Ground Rent

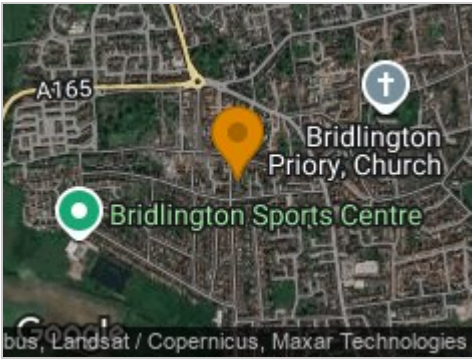
£4465.46 Annual Service Charge

Tel: 01262 674252

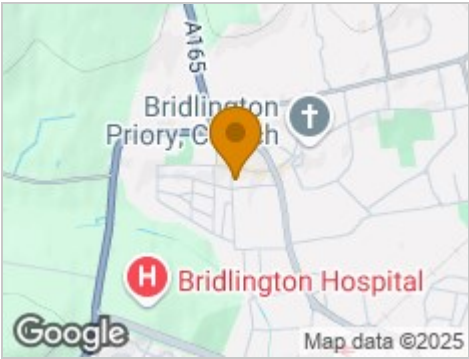




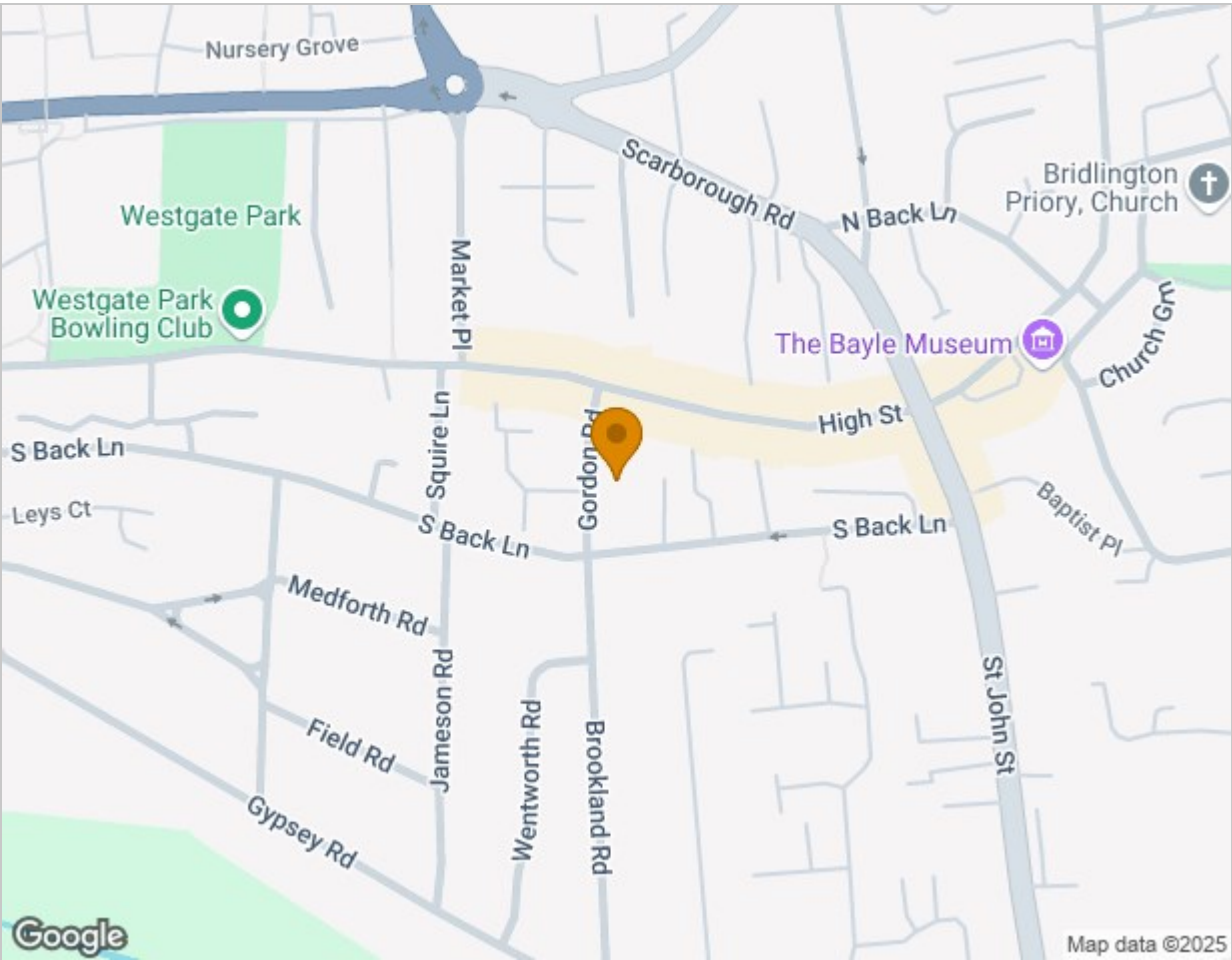
Hybrid Map



Terrain Map



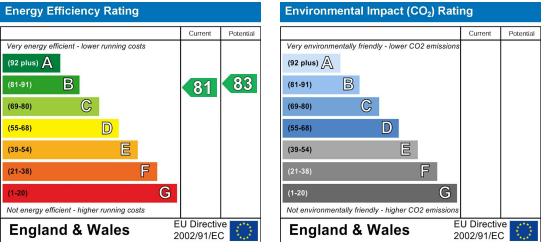
Road Map



Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.