

HUNTERS®

HERE TO GET *you* THERE



Avenue Court

Westgate, Bridlington, YO16 4QG

£110,000



Council Tax: E



HUNTERS



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45 Avenue Court

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Welcome to this unique and charming three-bedroom maisonette located in a peaceful and vibrant over 60s development. This exclusive property stands out as the only maisonette in the building, offering a distinctive and comfortable living experience.

Upon entering, you'll find yourself on the first floor where the cleverly designed upside-down living arrangement places the bedrooms and a convenient WC. There are two spacious double bedrooms, both featuring integrated storage solutions, and a cosy single bedroom, perfect for guests or a home office.

Ascending to the upper level, you'll be greeted by a generously sized lounge area, bathed in natural light from the doors that lead out onto a private balcony. From here, you can enjoy tranquil views of the well-maintained communal gardens. Adjacent to the lounge, the modern kitchen boasts an integrated electric hob and oven, along with ample countertop and cupboard space, making meal preparation a breeze.

The family bathroom on this level is impressively spacious and thoughtfully equipped with a walk-in shower, WC, and wash basin, ensuring comfort and convenience.

This property also benefits from a stair lift, providing ease of access between floors, and the building itself is equipped with a lift for added convenience.

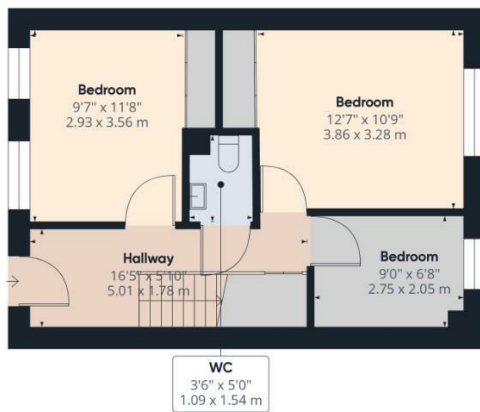
Residents of this welcoming community have access to a range of shared amenities, including a communal reading room, a lively community room, a practical laundry room, and a guest room available for hire when friends or family come to visit. A lifeline service is also available, providing peace of mind.

Completing this delightful home is an allocated parking space, ensuring you'll always have a place to park.

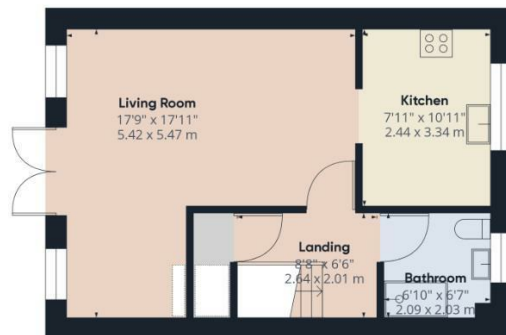
Don't miss the opportunity to be part of this wonderful community and to enjoy the unique features and comfortable living offered by this exceptional maisonette. Schedule a viewing today and discover your new home.

Lease Details
Lease Term - 96 Years
Annual Service Charge £3125.00

Tel: 01262 674252



Ground Floor



Floor 1

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Approximate total area¹⁾
887.6 ft²
82.46 m²

(1) Excluding balconies and terraces

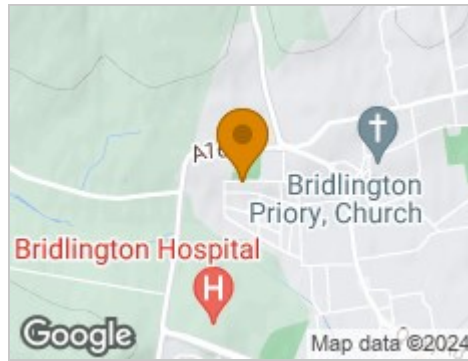
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Hybrid Map



Terrain Map



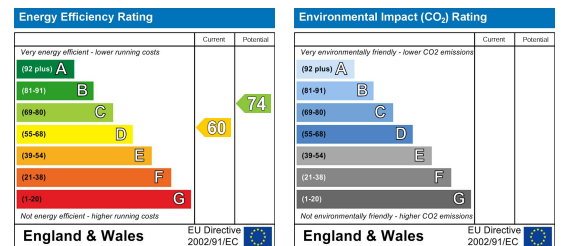
Road Map



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.