



Flat 14

2 Cloisters Mews

Bridlington, YO16 4PJ

TO LET

£525 pcm

1 Bedroom Second Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401

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Bridlington, YO16 4PJ

LOCATION

The property forms part of a complex of residential units in the heart of the Old Town conservation area, High Street within immediate walking distance of local shops, buses, Priory Church, Bayle Gate Museum, convenience store and Westgate Park.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

An excellent opportunity to rent a second floor purpose built apartment with private parking and bicycle store. The flat offers a double bed roomed layout with electric central heating and uPVC double glazing.

COMMON ENTRANCE HALLWAY

With tele-entry system, built in meter cupboards and stairs to all levels.

PRIVATE ENTRANCE HALL

10' 5" x 3' 2" (3.18m x 0.97m)

With electric panel heater, thermostat, loft access and cupboard with cylinder.

OPEN PLAN LIVING ROOM AND KITCHEN

17' 5" x 14' 9" (5.31m x 4.5m)

With a modern range of wall, base and drawer units, built in electric oven and hob, extractor fan, tiled splashbacks, one and a half bowl stainless steel sink unit, freestanding fridge freezer*, freestanding tiled cupboard/butcher block unit, two electric panel heater and French door to Juliette balcony.

*appliance is to be gifted and the landlord will not be liable to repair or replace it should it break

BEDROOM

14' 1" x 11' 3" (4.29m x 3.43m)

With electric panel heater and two windows to the rear elevation.

BATHROOM

6' 6" x 5' 9" (1.98m x 1.75m)

A white suite incorporating panel bath with shower over and glass shower screen, pedestal wash basin, low level WC, mirrored wall cupboard, part tiled walls, extractor fan and heated towel ladder.

OUTSIDE

Full communal maintained garden areas with paved sets, shrubbed borders and beds. There is a designated parking space for the apartment. Secure bike shed and bin area.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required.

However, the landlord is not responsible for the replacement or repair of these items.

SERVICES

Electric, water, drainage and telephone available. There is no gas.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £525.00

Damage Deposit: £525.00

Total: £1050.00

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

EPC rating C.

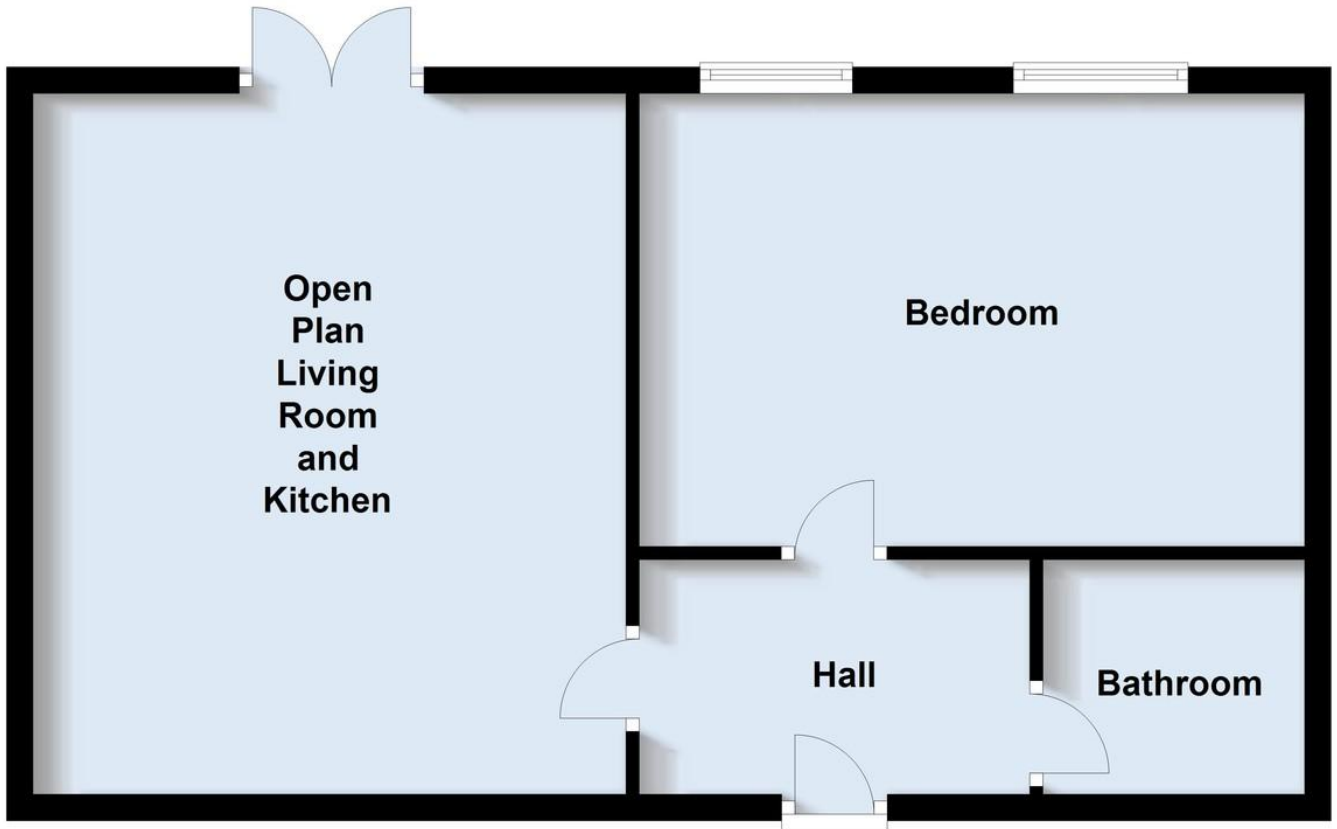
VIEWING

Strictly by appointment with Ulllyotts 01262 401401.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 44 sq m

Second Floor



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