



14 Avenue Court
Bridlington
YO16 4QG

TO LET

£650 pcm

2 Bedroom First Floor Flat

■ **Ulllyotts** ■
EST 1891

01262 401401

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Bridlington

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This particular apartment is a first floor level property offering a one to two double bedrooms, having views over the grounds where there is private and visitors parking for residents. The apartment has electric storage heating.

COMMUNAL ENTRANCE

From the courtyard area, there is a communal entrance door to the lift and staircase leading to flat 14.

ENTRANCE HALL

14' 4" x 3' 7" (4.37m x 1.09m)

'L' shape 8'2 x 3'0 with storage cupboard.

KITCHEN

11' 1" x 7' 2" (3.38m x 2.18m)

With range of wall and base units, built-in electric oven, hob and extractor, stainless steel sink and mixer tap, space for washing machine or dishwasher, tiled splash back, work surface, vinyl flooring and window to front elevation overlooking delightful courtyard with seating and flower beds.

BEDROOM 1

15' 10" x 9' 8" (4.83m x 2.95m)

With range of fitted furniture, window to rear elevation and storage heater.

BEDROOM 2 / DINING ROOM

9' 9" x 8' 00" (2.97m x 2.44m)

With window to rear elevation and storage heater.

LOUNGE

13' x 12' 10" (3.96m x 3.91m)

With window to rear elevation, storage heater, this is a shaped room with views over the communal gardens.

BATHROOM

10' 2" x 6' 1" (3.1m x 1.85m)

With panelled bath, electric shower over, pedestal wash hand basin, low level wc, window to front elevation, vinyl flooring and shaver point.

SERVICES

There is no gas in the building. Electricity, water and drainage are connected and a telephone line is accessible from the property.

LAUNDRY

On-site laundry with washing machines and dryers for residents use.

MANAGER / ASSISTANCE

On-site Manager available on week days and 24 hour pull-cords in each room for emergency assistance.

NOTE

Guest suite available to hire for a nominal rent. 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.

****Applicants must be over 55****

COUNCIL TAX BAND

Band C.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

PAYMENTS

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

One Months Rent - £650.00

Damage Deposit - £650.00

Total - £1,300.00

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

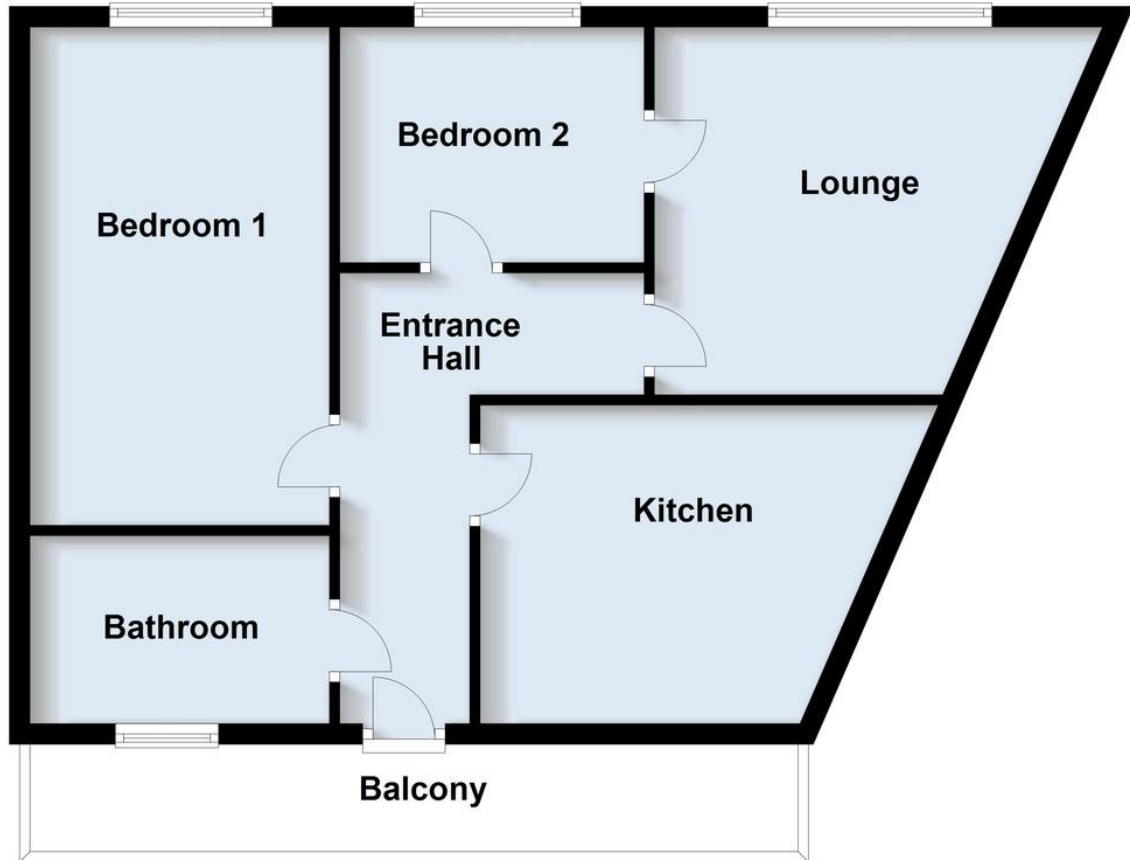
APPLY FOR THIS PROPERTY

To apply for this property visit www.ullyotts.co.uk/apply-to-be-a-tenant to fill out our online application form.

Once we have received a complete application form and six months bank statements, we will process your application form (please note this can take up to 10 working days). After your application form has been processed, we will contact to arrange a viewing of the property.

The stated EPC floor area, (which may exclude conservatories),
is approximately 54 sq m

First Floor



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