



Flat 14 3 Cloisters Mews
Bridlington
YO16 4PW

TO LET

£525 pcm

1 Bedroom Second Floor Apartment

■ Ulllyotts ■
EST 1891

01262 401401

Flat 14, 3 Cloisters Mews

Bridlington

YO16 4PW

LOCATION

The property is handily located for immediate walking access to the Old Town, High Street, its shops, amenities etc. Priory Church and the Old Town Bayle Museum are within immediate striking distance, as are the local buses that route into the town centre approximately a mile away to the south.

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 second floor apartment which is being offered on an initial short hold assured tenancy for six months and continuing thereafter, subject to satisfactory conduct of the initial period.

This second floor apartment offers an open plan lounge, dining kitchen with a Juliette balcony which has an outlook over roof tops to open countryside. The apartment has electric central heating, uPVC double glazing and a private parking space in the rear courtyard.

GROUND FLOOR COMMON HALLWAYS

With secure tele entry system into ground floor area with stairs to second floor. Private letterboxes, meter cupboards etc and at second floor landing level, a private inner hallway to flats 14 and 15 only.

PRIVATE HALL FOR FLAT 14

With built in cloaks cupboard, separate built in airing cupboard and cylinder cupboard with shelves and hot water cylinder unit. Telephone entry system and electric panel heater.

LIVING ROOM AREA

16' 3" x 14' 3" (4.95m x 4.34m)

With two electric panel heaters and Juliette French door balcony with outlook to west facing aspect over roof tops to countryside beyond. TV and telephone points.

KITCHEN OPEN PLAN AREA

10' 9" x 6' 0" (3.28m x 1.83m)

With a good range of roll edge worktops, base and drawer units, electric hob and built in oven. Stand up splash backs, 1.5 bowl stainless steel sink unit and plumbing for auto washer (cold feed), ample space to stand a tall fridge freezer.

DOUBLE BEDROOM

12' 3" x 10' 3" (3.73m x 3.12m)

With electric panel heater and outlook to west facing aspect.

BATHROOM

7' 9" x 5' 3" (2.36m x 1.6m)

With part tiled surrounds, panel bath with over bath electric shower unit, pedestal wash basin, low flush close coupled WC unit, heated towel radiator and cabinet.

OUTSIDE

The gardens and forecourt areas are managed and maintained under a management scheme and private parking space number 32 immediately below the flat is designated to the property.

SERVICES

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

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.

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: £605.76

Total: £1,130.76

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

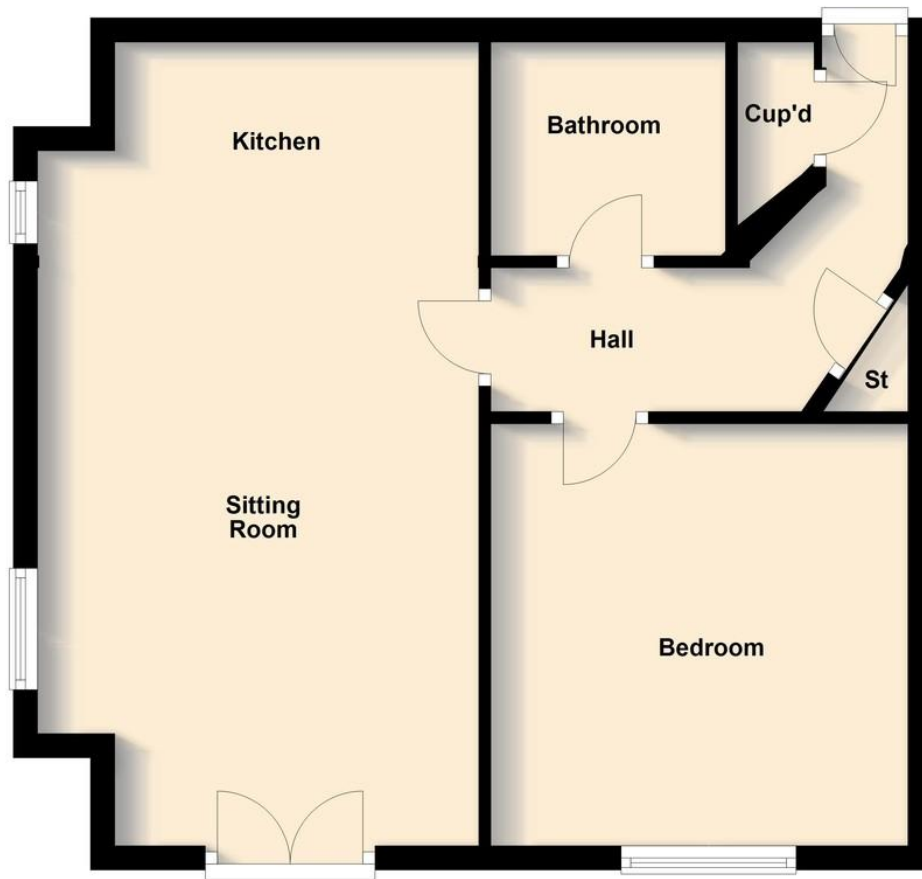
VIEWING

Strictly by appointment (01262) 401401 or lettings@ullyottsbrid.co.uk

Regulated by RICS

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

Second Floor



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