

Ulllyotts



8 Neptune Drive
Bridlington
YO16 4EF

TO LET

£575 pcm

2 Bedroom Ground Floor Apartment

■ Ulllyotts ■
EST 1891

01262 401401

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Bridlington

YO16 4EF

ACCOMMODATION

An opportunity to acquire a ground floor purpose built apartment for rental on an assured shorthold tenancy for a minimum period of 6 months. The property has two bedrooms, electric central heating, uPVC double glazing and also has a private parking space.

COMMUNAL ENTRANCE

Ground floor communal entrance hall with telephone entry system and outside post box.

PRIVATE ENTRANCE HALL

12' 0" x 5' 4" (3.66m x 1.63m)
With laminate flooring, airing cupboard, smoke alarm fitted and doors to:

LOUNGE

17' 1" x 10' 3" (5.21m x 3.12m)
With bay window to the front and electric storage heater.

KITCHEN

9' 8" x 5' 3" (2.95m x 1.6m)
With a modern range of units, space for fridge and washing machine, stainless steel sink unit, built in oven, hob and extractor and window to front elevation.

BEDROOM 1

12' 11" x 10' 3" (3.94m x 3.12m)
With electric storage heater and window to rear elevation.

BEDROOM 2

9' 5" x 6' 11" (2.87m x 2.11m)
With electric storage heater and window to rear elevation.

BATHROOM

7' 8" x 5' 7" (2.34m x 1.7m)
With white suite comprising pedestal wash hand basin, low level WC, panelled bath with shower attachment and part tiled walls.

OUTSIDE

With one parking space allocated to this flat and the external bin areas are common for the use of the residents only. The gardens and shrubbed areas are maintained.

SERVICES

Mains water, electricity and drainage connected.

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: £575.00
Damage Deposit: £663.46

Total: £1,238.46

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

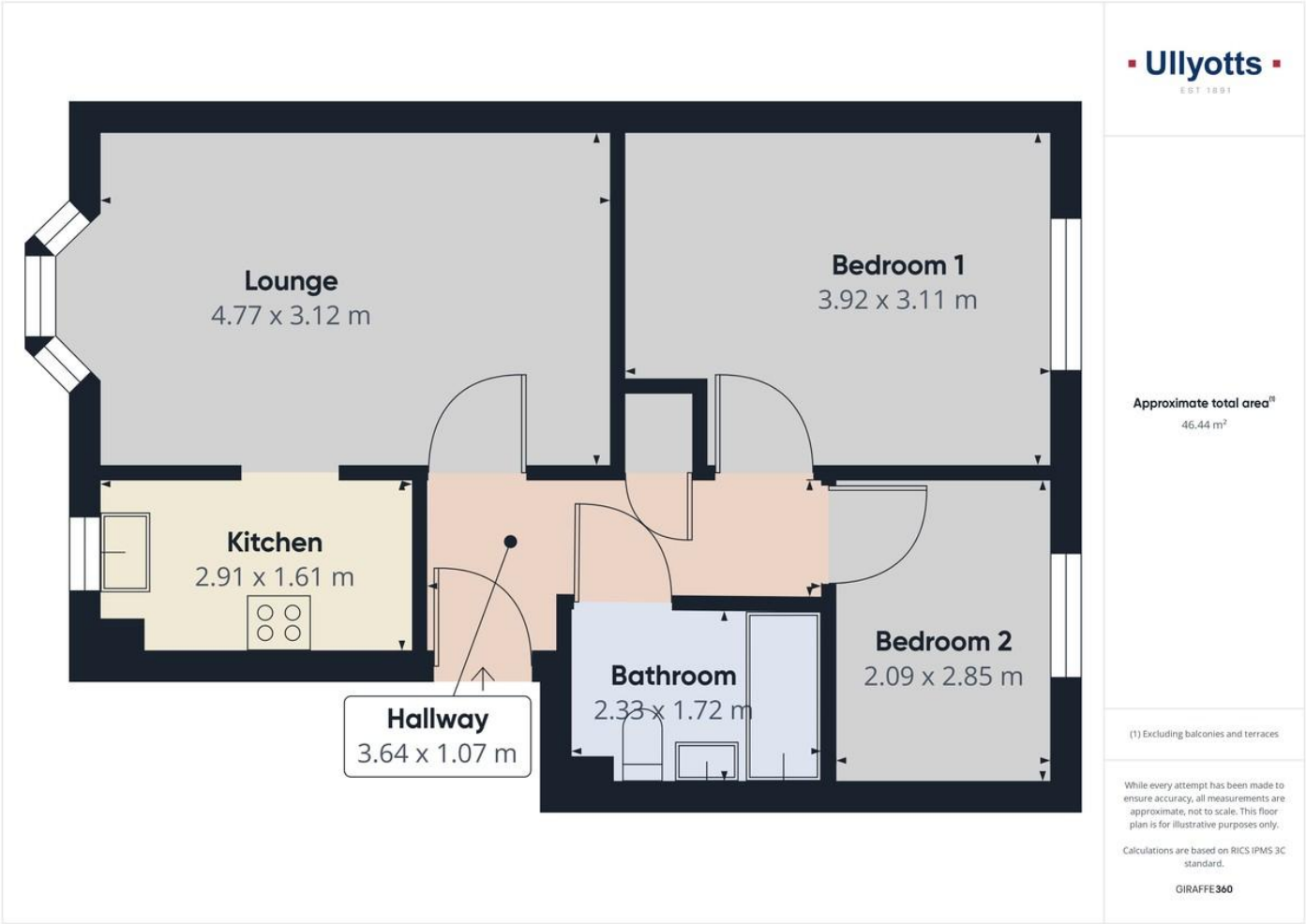
Rating C.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 50 m2



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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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