



BELT
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Apartment 6, Railway House, Dog & Duck Square,

Price Guide £149,950



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PROTECTED

Apartment 6, Railway House, Dog & Duck Square

Flamborough, YO15 1QA

Price Guide £149,950



A stylish one bedroom penthouse apartment situated in the heart of Flamborough village yards from local shops, inns, restaurants and bus service route. The property has been used as a successful holiday let and would also be suitable as a second home or permanent residence.

The property comprises: Communal entrance to staircase to third floor, private entrance, open plan modern kitchen/lounge/diner, a double bedroom with modern en-suite and modern bathroom. No ongoing chain.

Communal entrance:

Entry door system into communal entrance and staircase to second floor.

Private entrance:

Door into inner lobby, vertical radiator and staircase to third floor.

Inner hall:

Built in mirrored sliding wardrobes, oak flooring, velux window and modern panel radiator.

Open plan kitchen/dining/living:

21'0" x 13'10" (6.41m x 4.22m)

Beamed ceiling.

Kitchen:

Fitted with a range of modern base and wall units, central island with electric hob and extractor over. Oak worktops, Belfast sink unit, electric oven, integrated microwave, wine cooler, fridge/freezer, dishwasher and washing machine. Gas combi boiler, oak flooring and velux window.

Lounge/diner:

Access to the eaves for storage, oak flooring, two velux windows and two modern panel radiators.

Bedroom:

13'4" x 8'9" (4.07m x 2.69m)

A double room, beamed ceiling, oak flooring, modern panel radiator and velux window.

En-suite:

7'8" x 3'3" (2.35m x 1.00m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, oak flooring and modern panel radiator.

Bathroom:

13'10" x 6'7" (4.24m x 2.02m)

Comprises a modern suite, free standing bath, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Oak flooring, velux window and modern panel radiator.

Notes:

Leasehold information, 999 years lease from 2020. All 6 apartments part of management team. Ground rent every 6 months, last two payments have been £300. Includes building insurance, windows cleaned, communal space cleaned.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



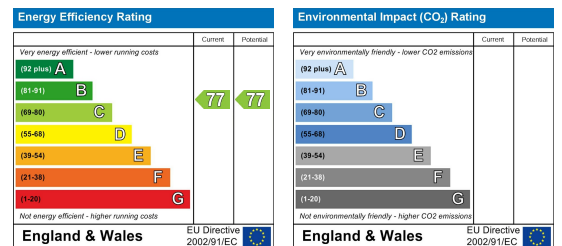
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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