



BELT
ESTATE AGENCY

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Flat 1, 21a Victoria Road, Bridlington, YO15 2BW

Price Guide £89,950



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A modern two bedroom ground floor apartment convenient for town amenities, Tesco/supermarket, post office, short cut to Dukes Park cricket and recreation ground with bowls, tennis. The North foreshore is approx third of a mile away.

The property comprises: communal entrance hall to private entrance door, spacious inner hall, modern kitchen/diner, lounge, two bedrooms, bathroom, double glazing and electric heating. To the rear exterior there is private car parking. No ongoing chain. The property is leasehold.

Communal entrance:

Entry door into communal hall.

Private entrance:

Door into spacious inner hall with double glazed window and a deep built in storage cupboard housing hot water store.

Kitchen/diner:

11'8" x 9'0" (3.58m x 2.76m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor above. Double glazed window, plumbing for washing machine, part wall tiled, integrated fridge, freezer and dishwasher.

Lounge:

14'2" x 13'4" (4.33m x 4.07m)

A front facing room, double glazed window and electric wall mounted radiator.

Bedroom:

13'3" x 8'11" (4.06m x 2.73m)

A side facing double room, double glazed window and electric wall mounted radiator.

Bedroom:

9'4" x 7'8" (2.85m x 2.35m)

A side facing single room, double glazed window and electric wall mounted radiator

Bathroom:

8'6" x 5'10" (2.61m x 1.79m)

Comprises, bath with plumbed in shower above, wc, wash hand basin, part wall tiled, extractor and electric ladder radiator.

Exterior:

To the rear of the property is a private car park and one designated car parking space.

Notes:

Council tax band: A

The property is leasehold on a 999 year lease from Jan 2009.

Ground rent £200 per annum.

Service charge- £1 509,64 per year

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.



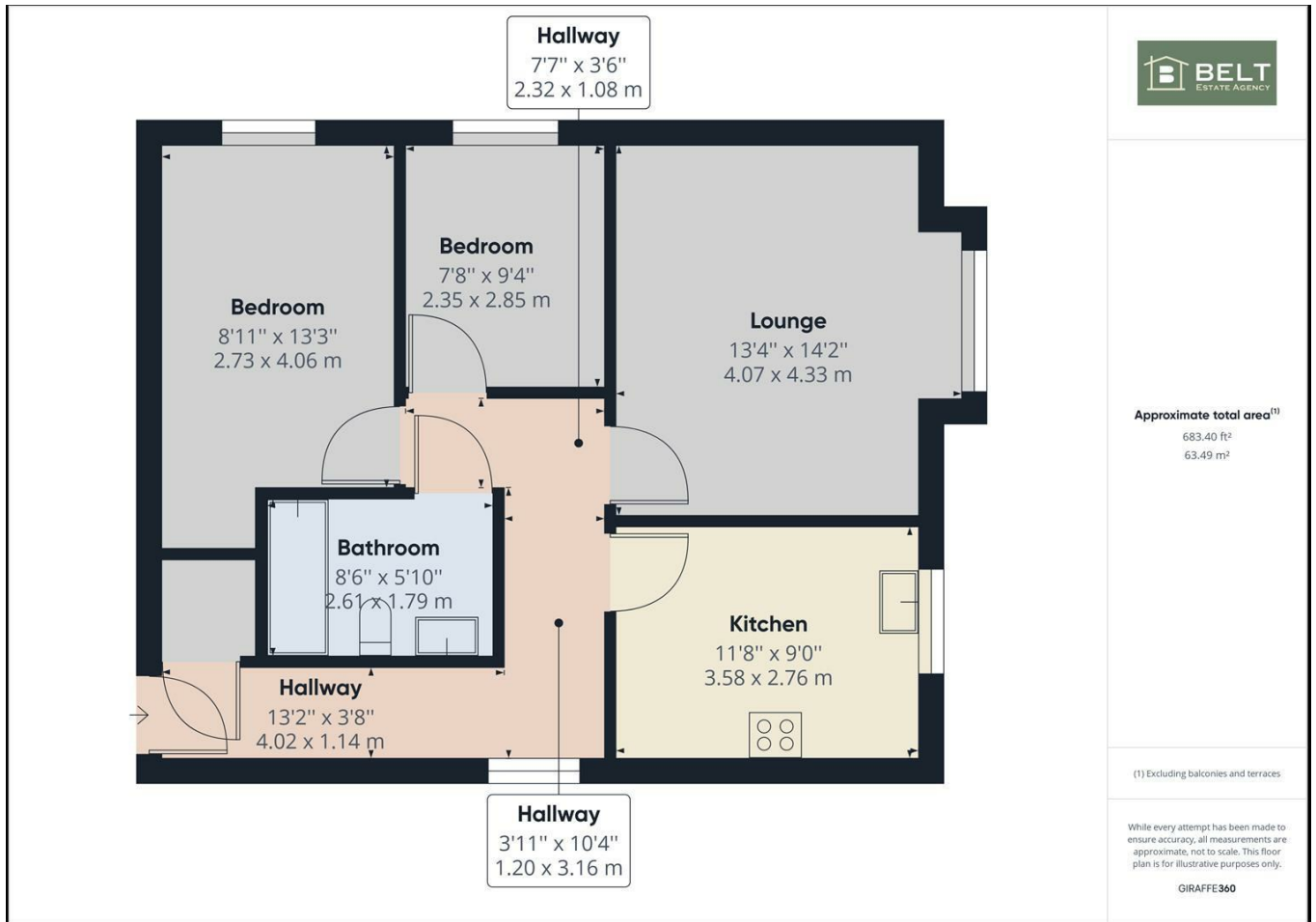
Road Map

Hybrid Map

Terrain Map



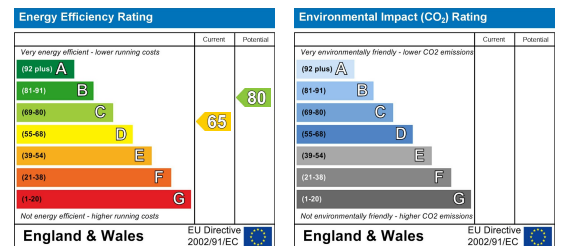
Floor Plan



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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