



**BELT**  
ESTATE AGENCY

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## Flat 3, 4 The Crescent, Bridlington, YO15 2NX

Price Guide £115,000



# Flat 3, 4 The Crescent

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A spacious two bedroom second floor apartment with sea views. Situated in the centre of town yards from the North beach and harbour. Ideal for investment property, permanent or holiday home, you can Holiday let.

The property comprises: communal entrance to staircase to second floor, lounge, kitchen, two spacious bedrooms, one en-suite and bathroom. Upvc double glazing and gas central heating. No ongoing chain.

## Communal entrance:

Door into a communal entrance hall, staircase to second floor.

## Private entrance:

Door into inner hall, central heating radiator.

## Lounge:

14'7" x 13'11" (4.45m x 4.26m)

A front facing room, upvc double glazed window and central heating radiator. Archway into:

## Kitchen:

8'9" x 8'5" (2.67m x 2.58m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven and gas hob with extractor over. Part wall tiled, plumbing for washing machine, gas combi boiler and upvc double glazed window.

## Bedroom:

12'11" x 10'7" (3.95m x 3.25m)

A spacious rear facing double room, built in wardrobes, upvc double glazed window and central heating radiator.

## En-suite:

7'1" x 6'0" (2.18m x 1.85m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, extractor and ladder radiator.

## Bedroom:

16'6" x 9'3" (5.04m x 2.83m)

A spacious rear facing double room, upvc double glazed window and central heating radiator.

## Bathroom:

8'0" x 5'7" (2.46m x 1.72m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor and central heating radiator.

## Notes:

Council tax band: A

The property is leasehold ends in 2989 (999 year lease) and the current service charge is £70pcm.

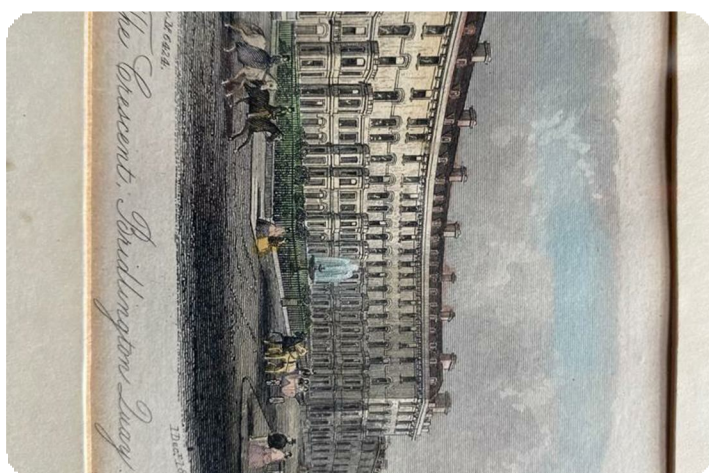
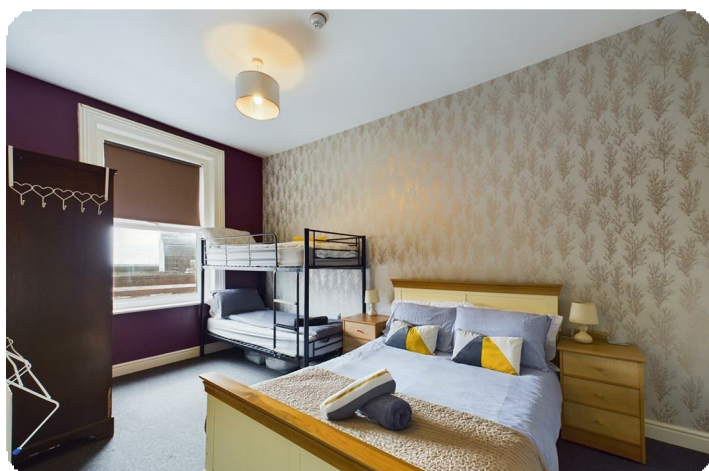
## Purchase procedure

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.



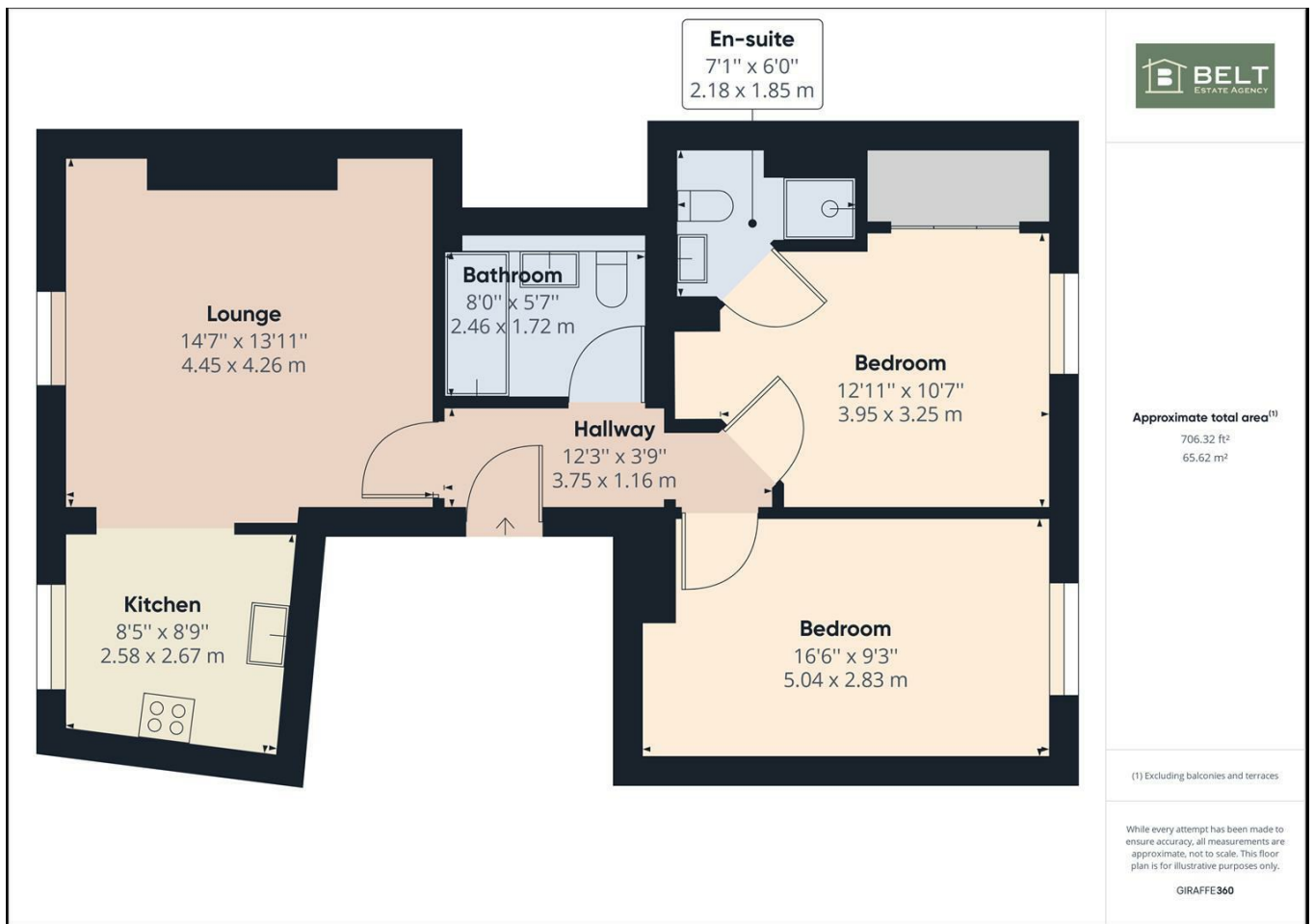
Road Map

Hybrid Map

Terrain Map



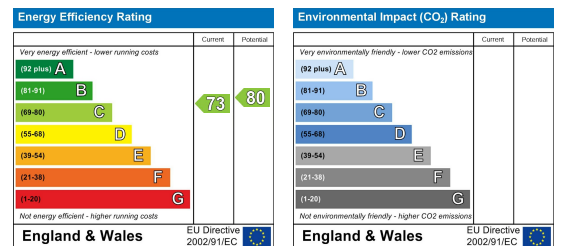
### Floor Plan



### 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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