



BELT
ESTATE AGENCY

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32 Burlington Court, Bridlington, YO16 4PQ

Price Guide £54,950



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A former McCarthy Stone retirement apartment in this exclusive development for the over 55's. A successfully operated secure living environment. Located on Gordon Road in the heart of The Bridlington Old Town, convenient for local shops, restaurants, cafe's, galleries, antique shops and bus routes. A successfully operated secure living environment that also includes communal lounge, laundry and guest room facility.

The property comprises: communal entrance to lift/staircase to first floor, private entrance door, south facing lounge/diner, kitchen, one bedroom and bathroom. Exterior: communal gardens. Upvc double glazing and electric heating.

Community area:

Which provides communal lounge with kitchen facilities, laundry area, house managers office etc.

Communal entrance:

Secure entry phone system leads to inner hallway with lift/staircase to the first floor.

Entrance:

Door into hall, built in storage cupboard housing hot water store and electric radiator.

Lounge/diner:

17'3" x 10'7" (5.27m x 3.24m)

A spacious south facing room, electric fire with wood surround, upvc double glazed french doors onto the Juliet balcony, electric radiator and double doors into the kitchen.

Kitchen:

7'5" x 7'1" (2.27m x 2.17m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge/freezer and upvc double glazed window.

Bedroom:

12'4" x 9'1" (3.77m x 2.78m)

A south facing double bedroom, fitted wardrobes, upvc double glazed window and electric radiator.

Bathroom:

6'10" x 5'8" (2.10m x 1.74m)

Comprises shower cubicle with electric shower, wc, wash hand basin with vanity unit, full wall tiled, extractor, electric fan heater and towel rail.

Gardens:

Within the complex are pleasant communal gardens. Within the grounds are facility for motor scooters charging and storage, as well as a limited car park (used on a first come first serve basis).

Notes:

Council tax band: A

Service charges are £1,300 x 2 per annum ground rent £200 x 2 per annum. There is a communal lounge with kitchen facility and a separate laundry room solely for the use of the residents. There is a bedroom provided for

guest accommodation with a nominal nightly charge currently £20. All gardening, window cleaning and water charges are included in the service agreement. 125 year lease from 2006.

Single occupancy minimum age is 60. Dual occupancy minimum age is one resident 60, one over 55.

A resident will be responsible for their council tax and electricity. There is a site manager who is available 8-30 to 4-30 Monday to Friday. All apartments are fitted with pull cords in the case of any emergency.

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.



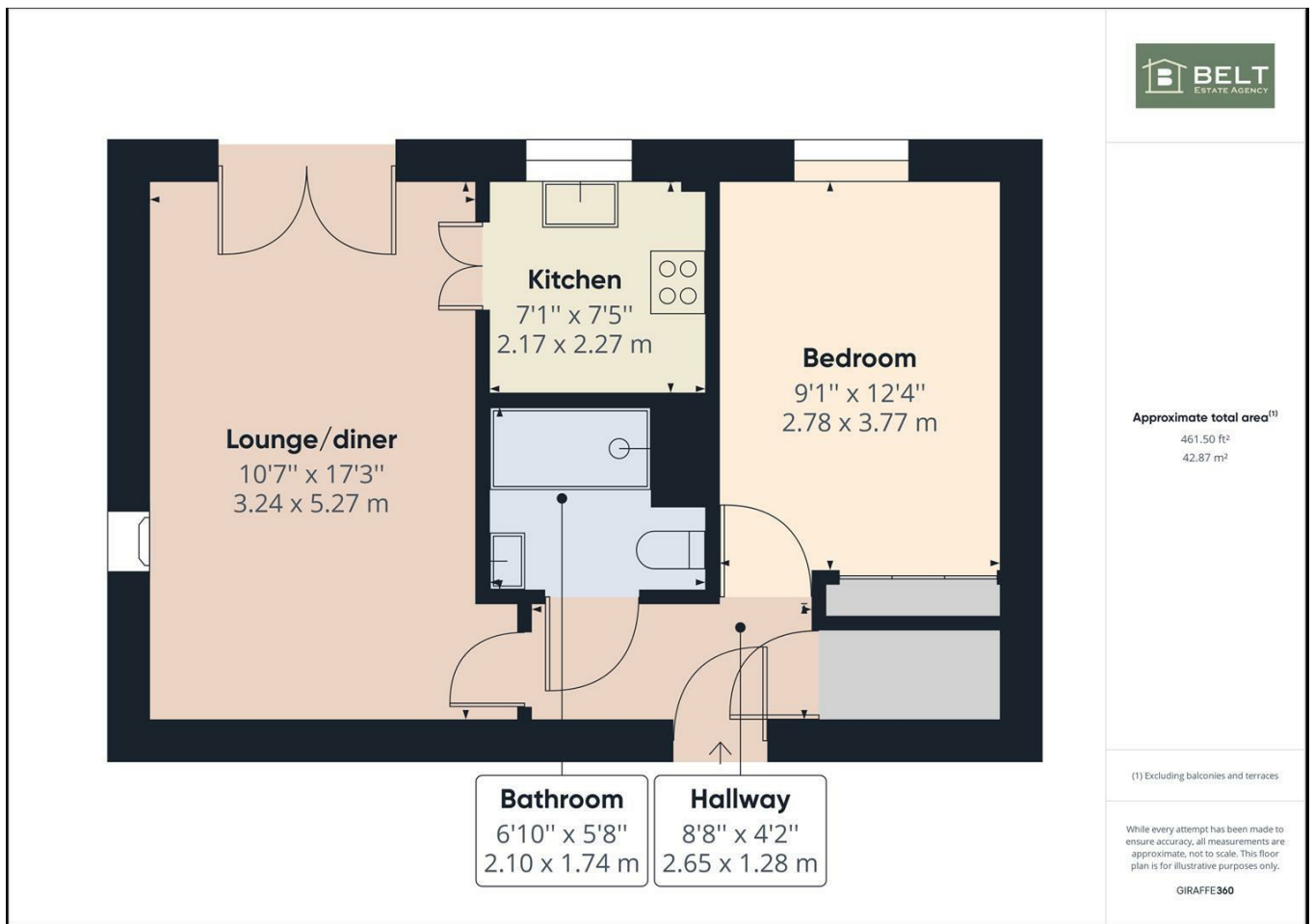
Road Map

Hybrid Map

Terrain Map



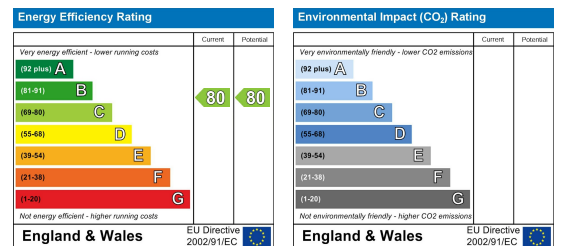
Floor Plan



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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