



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## 9 Marine Court Apartments, 14-16 Summerfield Road,

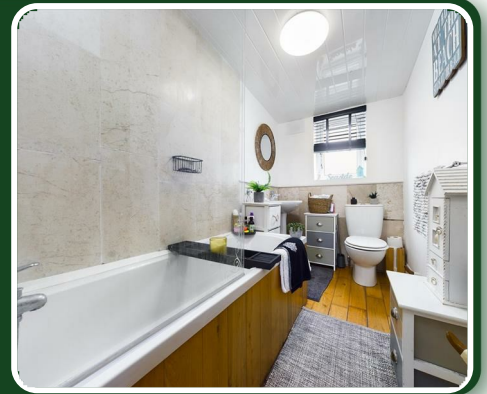
Price Guide £127,000



# 9 Marine Court Apartments, 14-16 Summerfield

Bridlington, YO15 3LF

**Price Guide £127,000**



A two bedroom second floor apartment with sea views. Situated within a few minutes walk from the stunning south bay beach, and within approximately 500 yards of the Spa complex and harbour. Ideal for a permanent residence, holiday home or investment opportunity for holiday lets.

The property comprises: communal entrance to staircase to second floor, private entrance, lounge, kitchen, two double bedrooms and bathroom. Upvc double glazing and gas central heating.

## **Communal entrance:**

Entry door system into a communal hall, staircase to first floor and private entrance door.

## **Entrance:**

Private entrance door to staircase to second floor.

## **Inner hall:**

Upvc double glazed window.

## **Lounge:**

14'2" x 12'8" (4.32m x 3.87m)

A front facing room, oak flooring, electric radiator and upvc double glazed french doors onto the outer balcony.

## **Outer balcony:**

With sea views.

## **Kitchen:**

11'9" x 7'10" (3.59m x 2.39m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Integrated washing machine and dishwasher, space for a fridge/freezer, oak flooring and upvc double glazed window.

## **Bedroom:**

12'7" x 9'2" (3.84m x 2.80m)

A rear facing double room, upvc double glazed window and electric radiator.

## **Bedroom:**

8'4" x 7'9" (2.56m x 2.37m)

A rear facing double room, upvc double glazed window and electric radiator.

## **Bathroom:**

9'1" x 4'9" (2.78m x 1.45m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, oak flooring and upvc double glazed window.

## **Notes:**

Council tax band: B

The property can be used for holiday lets

The property is leasehold on a 999 year lease from 1st June 2005.

Service charge is £55.00 a month.

## 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:

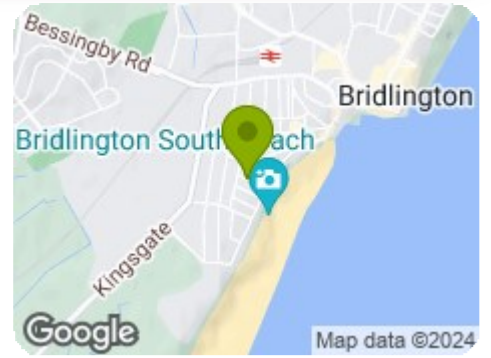
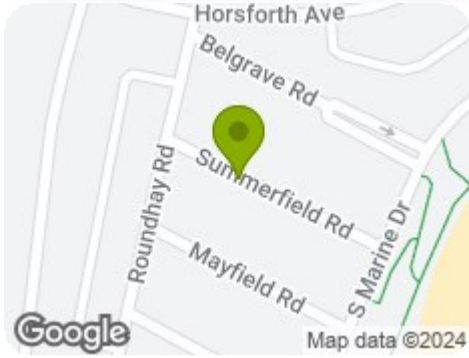
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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.



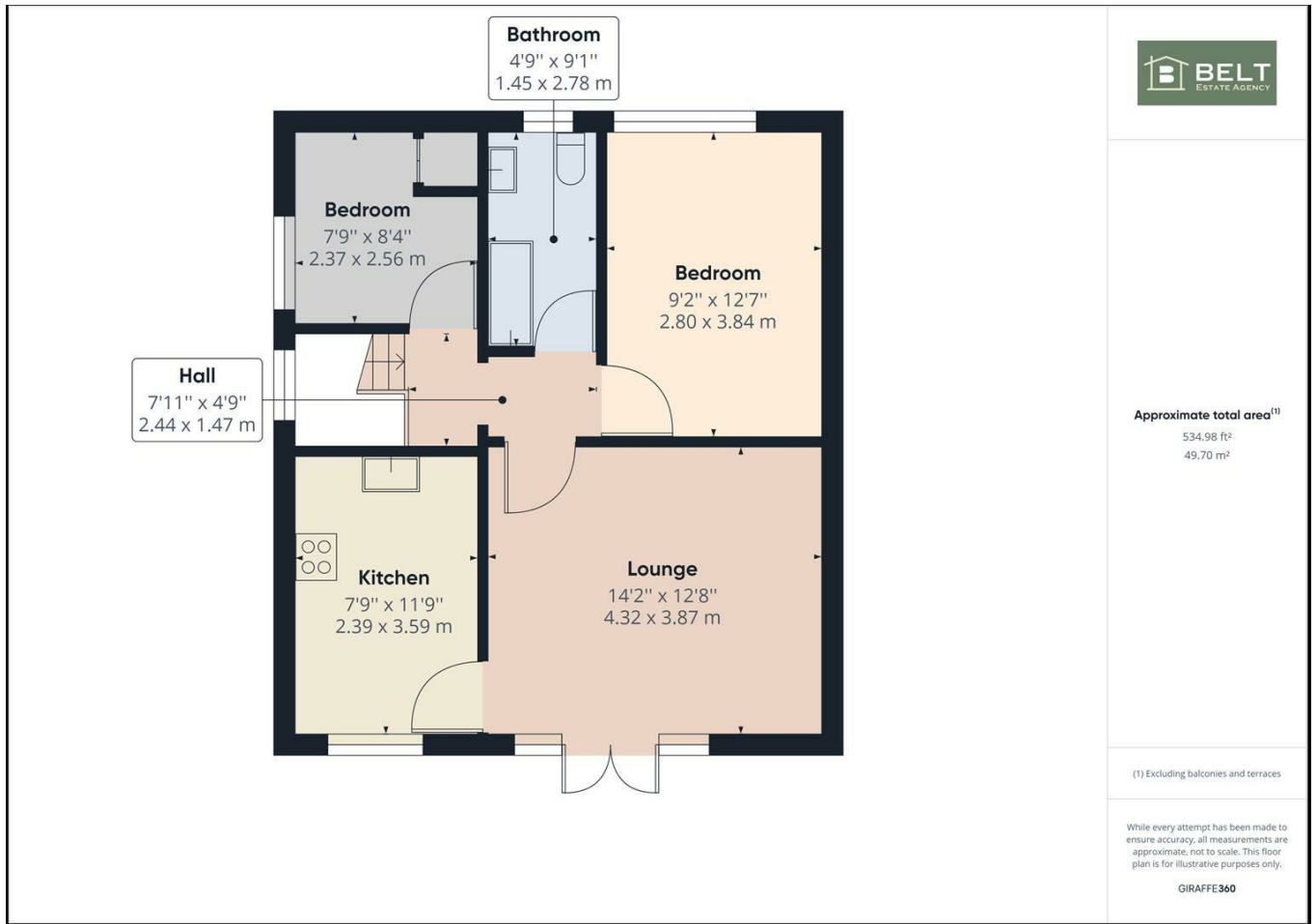
Road Map

Hybrid Map

Terrain Map



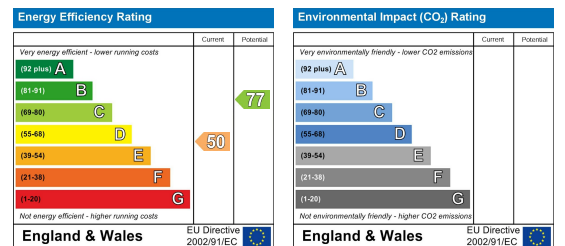
### Floor Plan



### 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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