



**BELT**  
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**Apartment 7, Kings Court, 111-113 Cardigan Road, Bridlington,**

**Price Guide £155,000**



# Apartment 7, Kings Court, 111-113 Cardigan Road

Bridlington, YO15 3LP

## Price Guide £155,000



A spacious and modernised three bedroom first floor maisonette situated in a prime residential location on the south side of Bridlington. Convenient for the south beach and foreshore, Belvedere golf course, harbour and access to the town centre.

The property comprises: Ground floor: communal entrance to staircase to first floor, private entrance, spacious inner hallway, spacious lounge, modern kitchen/diner, two double bedrooms and modern bathroom. Second floor: a further spacious double bedroom and modern en-suite. Exterior: one allocated car parking space. Upvc double glazing and electric heating. No ongoing chain. The property is leasehold.

### Communal entrance:

Entry door system into communal hall, staircase to first floor.

### Private entrance:

Door into a spacious inner hall, deep built in storage cupboard housing hot water store, upvc double glazed window, electric radiator and staircase to second floor.

### Lounge:

15'1" x 13'3" (4.62m x 4.06m)

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

### Kitchen/diner:

10'9" x 9'1" (3.30m x 2.79m)

Fitted with a range of modern base and wall units,

stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, integrated fridge/freezer, upvc double glazed window and central heating radiator.

### Bedroom:

8'11" x 8'11" (2.73m x 2.72m)

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

### Bedroom:

10'11" x 7'4" (3.33m x 2.24m)

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

### Bathroom:

6'10" x 5'10" (2.09m x 1.79m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Full wall tiled, extractor, upvc double glazed window and ladder radiator.

### Second floor:

Access to the eaves, velux window.

### Bedroom:

14'7" x 9'7" (4.47m x 2.93m)

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

**En-suite:**

9'7" x 5'4" (2.93m x 1.64m)

Comprises a modern suite, bath, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and ladder radiator.

**Exterior:**

To the front of the property is one allocated parking space.

**Notes:**

Council tax band: A

The property is leasehold on a 999 year lease from Jan 2012.

Ground rent £200 per annum.

Service charge £800 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



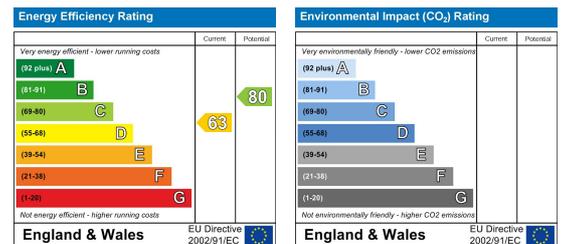
### Floor Plan



### 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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