



**BELT**  
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## Flat 3, 65 Cardigan Road, Bridlington, YO15 3JU

Price Guide £140,000



# Flat 3, 65 Cardigan Road

Bridlington, YO15 3JU

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A spacious two bedroom second floor apartment situated in a prime residential location on the south side of Bridlington. Close to local schools, supermarkets, train station, Belvedere golf club, the Spa theatre, access to the harbour, south beach and promenade.

The property comprises: communal hall, staircase to second floor, private entrance, spacious lounge/diner, two double bedrooms and bathroom. Exterior: communal garden, private parking, garage. Upvc double glazing and gas central heating. The property is leasehold with a share of the freehold.

### **Communal entrance:**

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

### **Entrance:**

Door into a spacious inner hall, built in storage cupboard, upvc double glazed window and two central heating radiators.

### **Lounge/diner:**

17'11" x 17'8" (5.47m x 5.41m)

A spacious front facing room, feature wall panelling, gas fire with tiled inset and wood surround. Two upvc double glazed windows and two central heating radiators.

### **Kitchen:**

9'9" x 8'1" (2.98m x 2.47m)

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, plumbing for

washing machine, gas combi boiler and two upvc double glazed windows.

### **Bedroom:**

12'9" x 9'9" (3.91m x 2.99m)

A front facing double room, fitted wardrobes and drawers. Upvc double glazed window and central heating radiator.

### **Bedroom:**

12'11" x 11'8" (3.96m x 3.56m)

A front facing double room, fitted wardrobes and drawers. Upvc double glazed window and central heating radiator.

### **Bathroom:**

9'4" x 7'1" (2.86m x 2.16m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, built in storage cupboard, upvc double glazed window and central heating radiator.

### **Exterior:**

Communal garden.

### **Garage:**

Up and over door, power and lighting.

### **Notes:**

Council tax band: A

The property is leasehold being on an original 99 year

lease from November 1976.

The owner also is a joint Freeholder of the property.

All external maintenance is shared between the 3 owners of the freehold.

There are restrictions on letting the flats and operating any kind of business from this residential establishment.

### **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



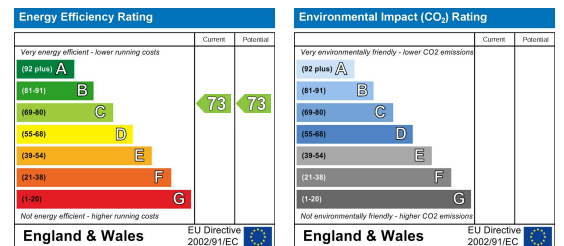
## Floor Plan



## 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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