



BELT
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11 Highcliffe Court, St. Annes Road, Bridlington, YO15 2JZ

Price Guide £289,950



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A rare opportunity to acquire a first floor front line apartment in this prestigious purpose built block with stunning sea views from the lounge, bedrooms and outer balcony. The property over looks the North Bay and towards Flamborough cliffs and is situated yards from access to sea front and beach walks to both the harbour and town as well as towards Sewerby cliffs. Imagine waking up to the sound of the waves and enjoying your morning coffee while overlooking the picturesque coastline. The location is ideal for those looking to retire in style and serenity.

Catering exclusively for the over 55's, this professionally managed block of 36 apartments has peace of mind security, lift facility to all floors, privacy as well as communal facilities including a large sun room on the ground floor and sun terrace on the first floor with a south facing aspect.

The property comprises: Ground floor: communal entrance to staircase/lift to first floor. First floor: private entrance, open plan kitchen/dining/living, outer balcony, two double bedrooms, one en-suite and bathroom. Upvc double glazing and electric heating.

Communal entrance:

Secure communal entrance with ground floor office/reception. There are both lift and staircase access to the first floor.

Private entrance:

Door into inner hall, electric radiator, two deep built in storage cupboards, one housing hot water store.

Open plan kitchen/dining/living:

24'7" x 16'6" (7.51m x 5.03m)

Kitchen/diner:

Fitted with a range of base and wall units, under cupboard lighting, composite one and a half sink unit, electric oven and hob with stainless steel extractor over. Integrated fridge/freezer, washing machine and microwave.

Lounge:

A front facing room, stunning sea views, electric fire with marble inset and wood surround. Electric radiator and upvc double glazed French doors onto the outer balcony.

Outer balcony:

A decked balcony with plate glass screen surround having wonderful views across the North bay towards Sewerby Cliffs plus views to the south elevation towards the harbour.

Bedroom:

11'9" x 10'6" (3.60m x 3.21m)

A front facing double room, stunning sea views, built in wardrobes and drawers. Upvc double glazed window and electric radiator.

En-suite:

6'10" x 6'10" (2.10m x 2.09m)

Comprises bath with shower attachment, wc and wash hand basin with vanity unit. Full wall tiled, extractor, electric fan heater and shaver socket.

Bedroom:

11'10" x 8'7" (3.61m x 2.62m)

A front facing double room, stunning sea views, built in wardrobes, upvc double glazed window and electric radiator.

Bathroom:

7'6" x 4'11" (2.31m x 1.52m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, extractor, towel rail and shaver socket.

Exterior:

Communal grounds with small garden area. There is a side access leading straight onto the sea front. Concealed waste and refuse area. Non-designated residents parking. Communal bike stop.

Tenure:

Leasehold 999 year lease. Current ground rent £250 p.a. The current service charge is £613.00 Per quarter.

This charge covers communal area's cleaned, maintained, heating and lighting to those areas, part time scheme manager, building insurance, window cleaning (external) cctv. Residents communal lounge plus kitchen, car park, maintenance and lift maintenance etc. There is also a reserve fund/sinking fund which is money put aside to deal with planned maintenance. By building up a reserve they are able to fund major works when required without having to collect necessary funds from individual residents. It also means that owners are less likely to receive large unexpected bills.

Notes:

The properties are for over 55's only.

There is a communal lounge for the residents where activities including coffee mornings and games evenings are regular for all the residents.

There is a full smoke alarm system.

Council tax band: D

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.



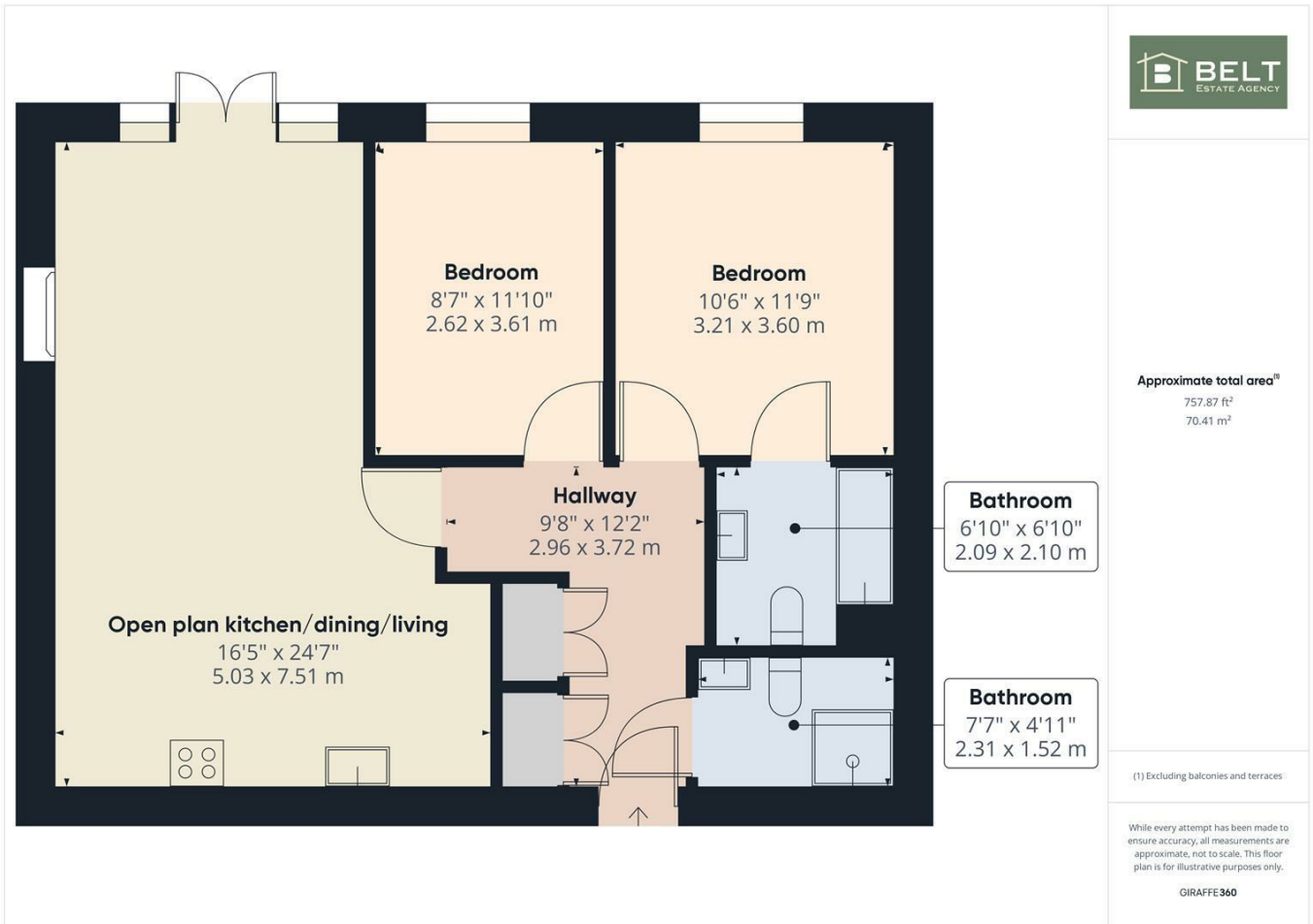
Road Map

Hybrid Map

Terrain Map



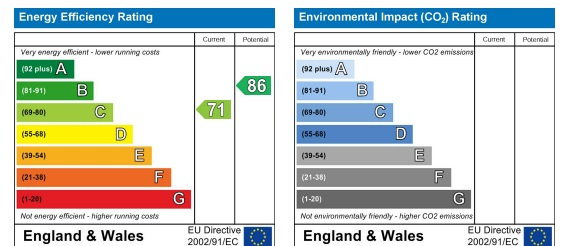
Floor Plan



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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