



BELT
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28 Alexandra Court, Bridlington, YO15 2LB

Price Guide £199,950



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A superb ground floor apartment with stunning sea views located yards from the beach. Situated just off The Promenade in a purpose built block of apartments built circa 1980. Also convenient for town centre facilities, bus station etc.

Comprises: communal door to private entrance door, inner hall, lounge with stunning sea views, dining room, modern kitchen, two bedrooms and modern bathroom. Exterior: there is a garage and well maintained communal grounds.

The apartment is leasehold with a share of the freehold.

Communal entrance:

Phone entry system into a communal hall leads to private entrance door.

Entrance:

Door into inner hall, built in storage cupboard and central heating radiator.

Lounge:

16'11" x 10'3" (5.17m x 3.13m)

A spacious front facing room, stunning sea views, electric fire with marble surround, upvc double glazed window, two central heating radiators and upvc double glazed door onto the communal gardens. Archway into:

Dining area:

10'2" x 7'4" (3.10m x 2.24m)

Built in bespoke storage cupboards, drawers and shelves. Upvc double glazed window and central heating radiator.

Kitchen:

10'4" x 5'8" (3.17m x 1.73m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge/freezer, washing machine, gas combi boiler, upvc double glazed window and central heating radiator. Stunning sea views.

Bedroom:

11'8" x 10'4" (3.56m x 3.16m)

A rear facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and central heating radiator.

Bedroom:

9'8" x 7'10" (2.95m x 2.41m)

A rear facing double room, built in mirrored sliding wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

7'6" x 6'8" (2.31m x 2.04m)

Comprises shower cubicle with electric shower, bath with shower attachment. wc and wash hand basin with vanity unit. Full wall tiled, extractor, concealed storage cupboard and stainless steel ladder radiator.

Exterior:

Alexandra Court resident garage is included with this property. Well maintained communal grounds and direct access to north beach promenade through private gate.

Garage:

Brick built garage with up and over door, power and lighting.

Notes:

Council tax band: C

The property is leasehold with a share of the freehold.

The term of the lease is 275 years from and including 1 January 2010..

Maintenance charge is currently £800 per annum which is due 1st January, to include buildings insurance, maintenance and upkeep of the communal gardens.

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.



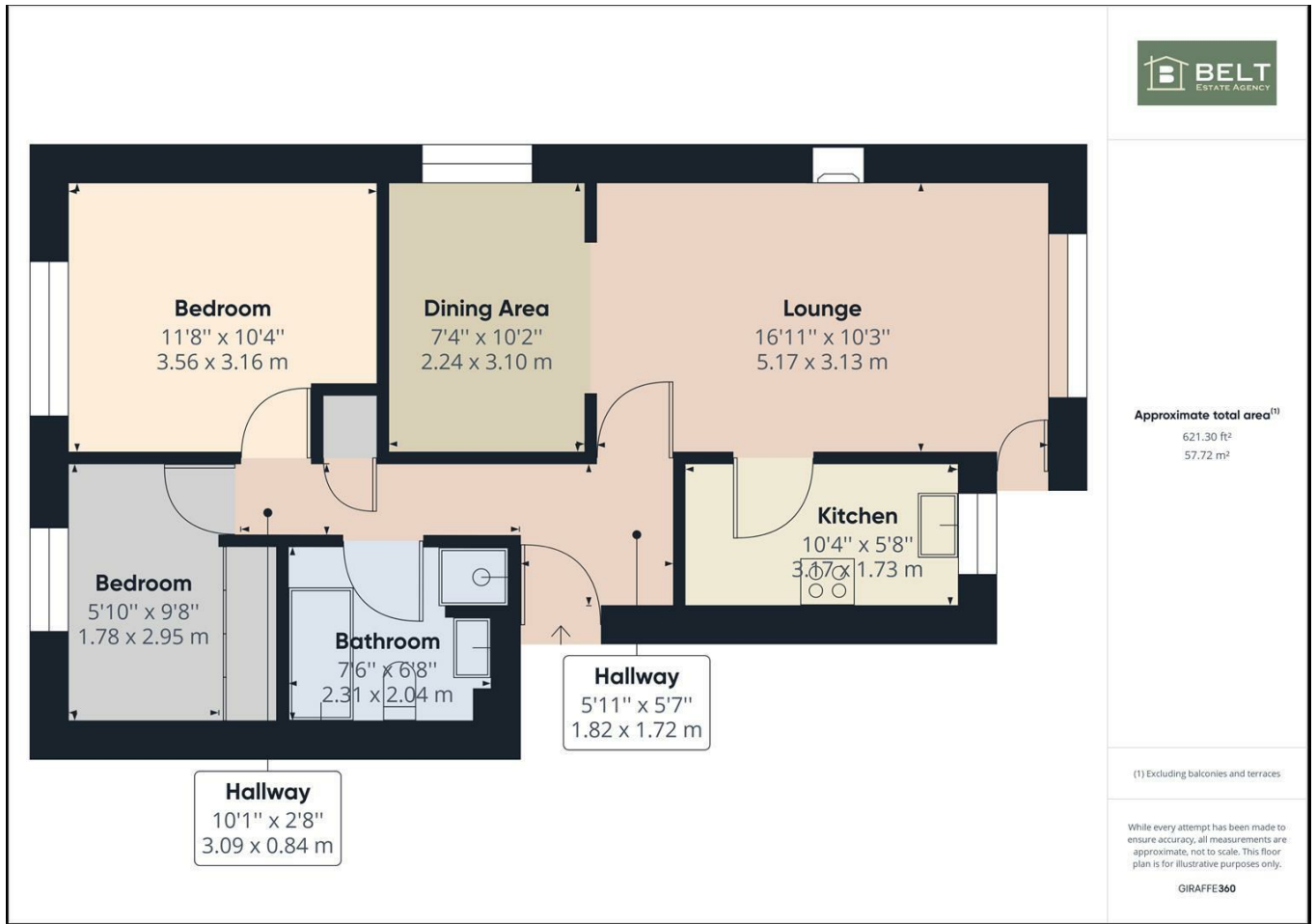
Road Map

Hybrid Map

Terrain Map



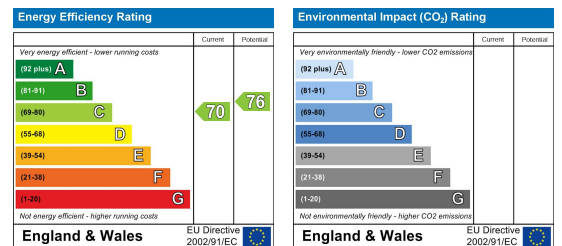
Floor Plan



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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