



BELT
ESTATE AGENCY

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15 Bayside Flats, York Road, Bridlington, YO15 2PQ

Price Guide £120,000



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A one bedroom third floor apartment with sea views. Located in this prime central location just off the main Promenade with a abundance of local shops and restaurants. Yards away from the north beach, access to the foreshore and harbour. Also convenient for the leisure centre with swimming, gymnasium, multitude of sports and café.

The property comprises: communal entrance to staircase to third floor, private entrance, lounge/diner to private outer balcony with sea view, modern kitchen, one double bedroom and modern bathroom. Exterior: private car parking and communal gardens. The property is leasehold.

Communal entrance:

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

Private entrance:

Door into inner hall, electric radiator.

Lounge/diner:

15'5" x 11'1" (4.70m x 3.39m)

A spacious rear facing room, electric radiator and upvc double glazed patio doors onto the outer balcony,

Balcony:

Wrought iron railings, tiled floor and superb sea view.

Kitchen:

11'6" x 5'8" (3.53m x 1.75m)

Fitted with a range of modern base and wall units,

stainless steel sink unit, plumbing for washing machine, part wall tiled, extractor and upvc double glazed window.

Bedroom:

10'5" x 9'1" (3.19m x 2.77m)

A front facing double room, built in storage cupboard housing hot water store and upvc double glazed window.

Bathroom:

6'8" x 6'0" (2.04m x 1.85m)

Comprises a modern suite, shower cubicle with electric shower, wc, wash hand basin with vanity unit, part wall tiled and extractor.

Exterior:

To the rear of the property is communal gardens and a private car park for residents only.

Notes:

Council tax band: A

The property was built in 1983 and is leasehold with a 999 year lease.

Ground rent : £25 per annum

Maintenance : £1,000 per annum which includes gardening, cleaning of communal areas, building insurance and repairs/renewals.

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:

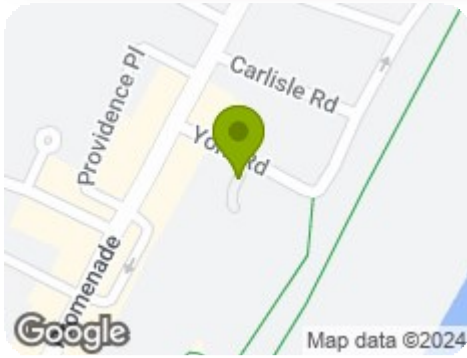
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



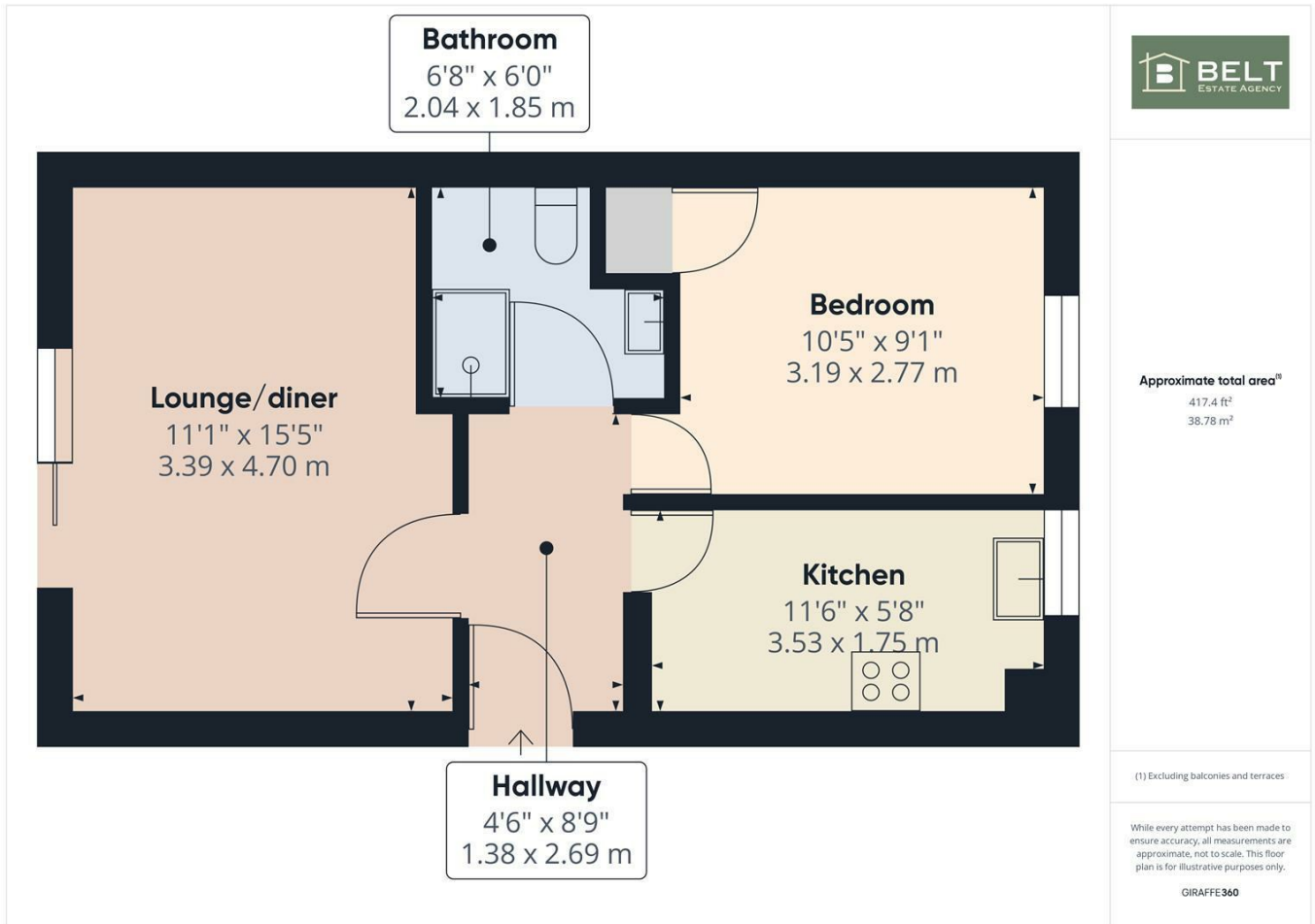
Road Map

Hybrid Map

Terrain Map



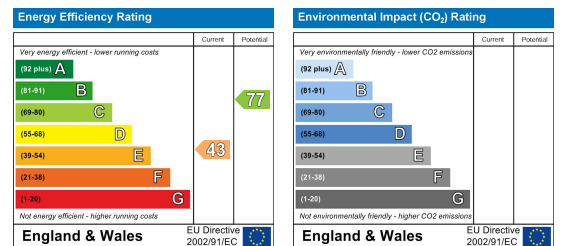
Floor Plan



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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