



BELT
ESTATE AGENCY

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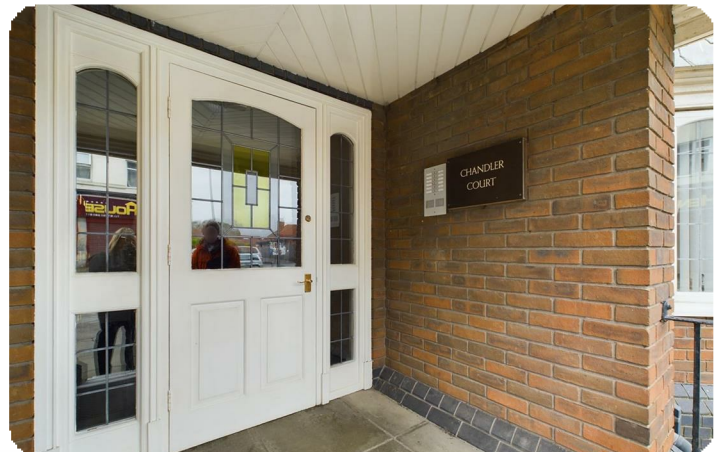
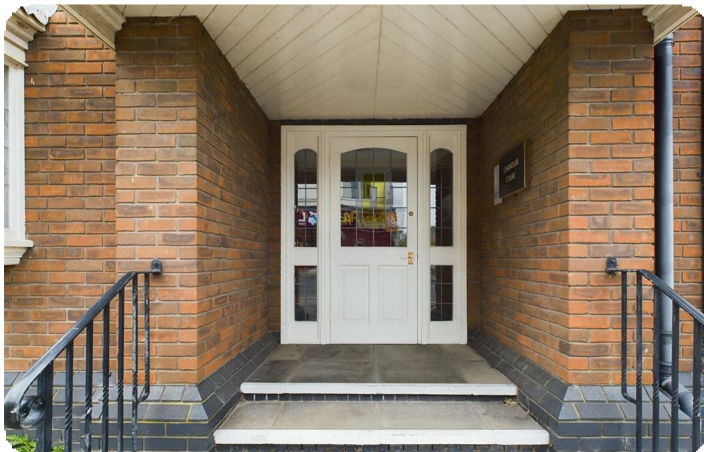
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Chandler Court, 41-43 Flamborough Road, Bridlington, YO15

Price Guide £995,000



Chandler Court, 41-43 Flamborough Road

Bridlington, YO15 2JH

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Welcome to Chandler Court, Flamborough Road, Bridlington - a prime location boasting a four storey block of 11 quality, two bedroom self contained apartments. Plus ground floor shop and adjacent car park, providing convenience and ample parking space for residents. The car park previously had planning for six garages which has now lapsed but could be re-applied for. This property stands out for its substantial size and quality construction and is a well-maintained property, under the same ownership since its opening in 1993, offering an exciting investment opportunity.

Situated in a desirable location, these apartments are sure to attract tenants looking for a comfortable and convenient living space. The block's history of being under consistent ownership since its establishment ensures a sense of stability and reliability for potential buyers or investors.

Whether you are looking to expand your property portfolio or seeking a new venture, this block of apartments on Flamborough Road presents a promising opportunity. Don't miss out on the chance to own a piece of Bridlington's property market in this established and well-regarded building.

Building:

Communal entrance controlled by a full security system, electric door control and entry phone system.

Communal halls carpetted, spindle balustrade with oak handrails, time lag switches controlling the lighting.

Each apartment lobby are fitted with glazed timber screens.

The apartments: private entrance hall with fitted cloaks cupboards, lounge, kitchen, two double bedrooms and bathroom.

All apartments have gas central heating and are separately metered.

Fire safety & gas certificates are all up to date.

Rents:

Fully let - £68,880 per annum.

At the point of going to market, the vendor has let us know that all apartments except one are occupied.

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

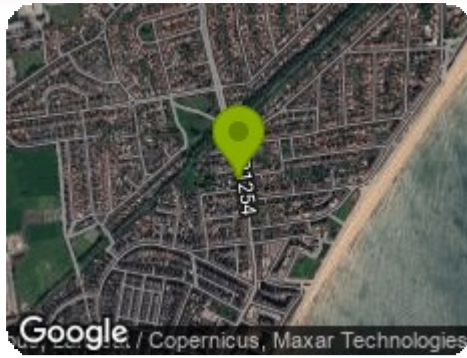
Surveyor: Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Ground Floor



Apartment No. 1

- Lounge 14'6" x 12'0" + 2 bays
- Bedroom 1 10'9" x 10'9" + bay
- Bedroom 2 8'0" x 12'0"
- Hall 8'6" x 10'9"
- Kitchen 9'9" x 7'3"
- Bathroom 7'6" x 7'3"

Apartment No. 2

- Lounge 14'0" x 15'9" + bay
- Bedroom 1 11'6" x 15'6"
- Bedroom 2 10'3" x 11'3"
- Hall 5'3" x 10'3"
- Inner Hall 8'6" x 6'6"
- Kitchen 12'3" x 7'9"
- Bathroom 8'6" x 7'0"

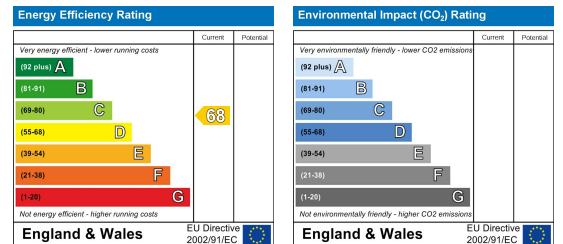
Lock-up Shop

- Shop Front Area 16'0" x 10'9"
- Shop Rear Area 12'9" x 9'3"
- Store, W.C. 10'9" x 7'6"

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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