



BELT
ESTATE AGENCY

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Flat 5, 7-9 Quay Road, Bridlington, YO15 2AB

Price Guide £65,000



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PROTECTED

Flat 5, 7-9 Quay Road

Bridlington, YO15 2AB

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A one bedroom first floor apartment situated in a central location close to the town centre, railway station, supermarket and the post office. Ideal investment property or a permanent residence.

The property comprises: spacious lounge/diner, kitchen, a double bedroom and bathroom. Upvc double glazing and electric heating.

Communal entrance:

Communal door into entrance lobby, staircase to first floor.

Private entrance:

Door into inner hall, electric radiator.

Lounge/diner:

14'9" x 13'4" (4.51m x 4.08m)

A spacious rear facing room, three upvc double glazed windows and two electric radiators. Archway into:

Kitchen:

9'7" x 6'10" (2.93m x 2.10m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine and understairs storage cupboard.

Bedroom:

12'8" x 9'4" (3.87m x 2.86m)

A rear facing double room, fitted wardrobes, upvc double glazed window and electric radiator.

Bathroom:

10'8" x 6'11" (3.27m x 2.12m)

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

Notes:

Council tax band: A

The property is leasehold on a 199 year lease from 1st January 2006.

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.



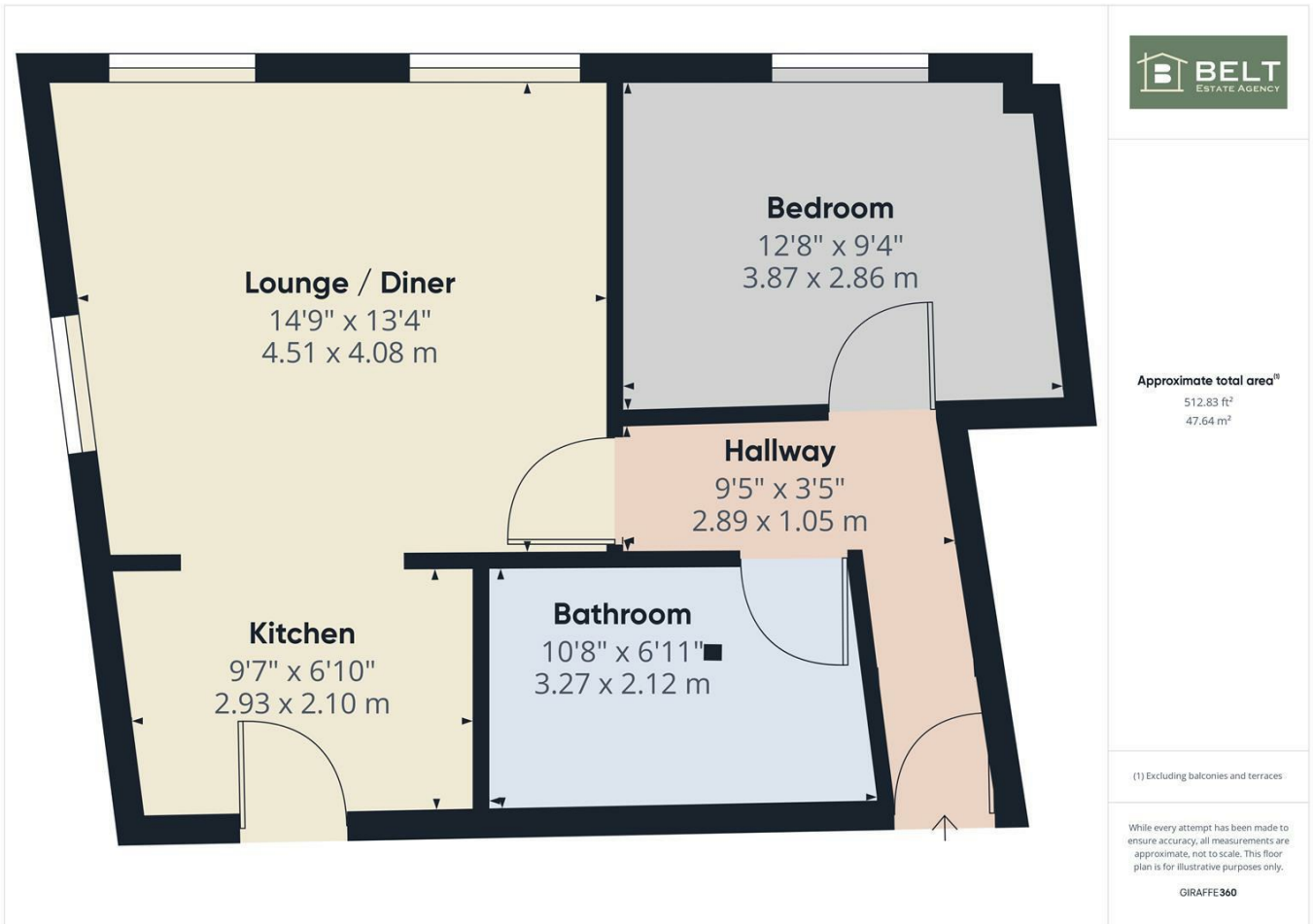
Road Map

Hybrid Map

Terrain Map



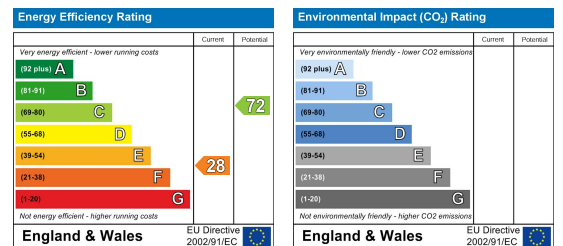
Floor Plan



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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