



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253 - Fax: 01262 606929

Email: [property@beltsestateagents.co.uk](mailto:property@beltsestateagents.co.uk)

[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)



## 46 Avenue Court, Westgate, Bridlington, YO16 4QG

Offers Over £90,000





# 46 Avenue Court, Westgate

Bridlington, YO16 4QG

## Offers Over £90,000



A first floor apartment for the over 55's situated in this prestigious development in the heart of Bridlington Old Town opposite Westgate Park. There is a bus stop outside the property and it is only a short walk from Westgate into the old historic High Street with a full range of curio shops, galleries, tea room's, restaurants and public houses.

The development is within this listed building and within the conservation area won civic awards when first developed.

The property comprises: communal entrance, staircase and lift facility to the first floor, private entrance, inner hall, lounge, kitchen, one two double bedrooms and bathroom. Exterior: communal gardens, communal guest room which adjoins the estate office and laundry room. The estate is operated by Anchor Housing Association with on-site manager. No ongoing chain.

### **Communal entrance:**

Secure entry phone system into communal hall, staircase and lift facility to the first floor.

### **Private entrance:**

Door into inner hall, electric night storage heater and built in storage cupboard housing hot water store.

### **Lounge:**

12'8" x 10'9" (3.88m x 3.30m)

A rear facing room, modern wall mounted electric fire, upvc double glazed window and electric night storage heater.

### **Kitchen:**

11'8" x 6'3" (3.58m x 1.93m)

Fitted with a range of modern base and wall units, under cupboard lighting, composite sink unit, electric oven and hob with extractor over. Plumbing for washing machine, full wall tiled, fridge/freezer and upvc double glazed window.

### **Bedroom:**

11'4" x 9'5" (3.46m x 2.88m)

A front facing double room, built in wardrobes, cupboards and drawers. Upvc double glazed window and electric night storage heater.

### **Bedroom:**

8'7" x 7'9" (2.64m x 2.38m)

A rear facing double room, upvc double glazed window and electric night storage heater.

### **Bathroom:**

11'0" x 6'8" (3.37m x 2.04m)

Comprises walk in bath with electric shower over, wc and wash hand basin with vanity unit. Full wall tiled, extractor, upvc double glazed window and ladder radiator.

### **Exterior:**

Avenue Court has some stunning grounds that are communal to all residents. The courtyard area is particularly pleasant featuring the architecture of the main building and gardens with seating. There is a main office

with an on site manager operated by Hanover plus access to both the communal lounge and unlimited free use of launderette and dryers provided for the residents. There is ample car parking for both residents and visitors. The main gate has a remote control system with access code for added security. Local bus stop outside the gate.

### Notes:

The leasehold property is held on a lease 125 years from 7th November 1996.

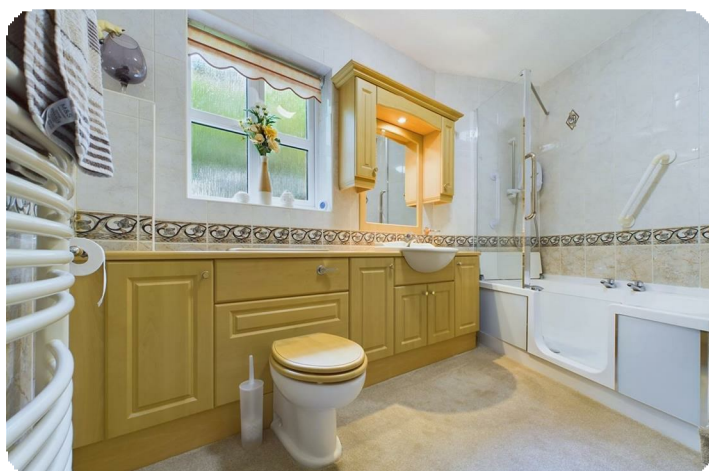
There is a current maintenance charge of £260 Per month. This covers cost of gardening, window cleaning, outside lighting, water rates, estate manager, property insurance, 24 hour call system (via pull cords in the apartment).

### 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:

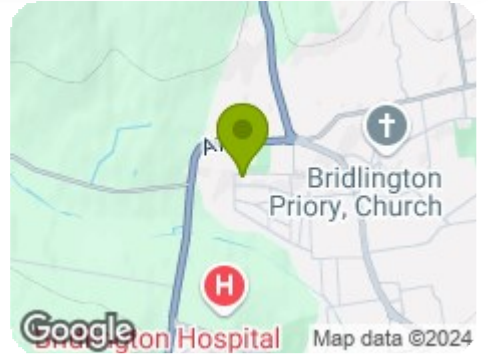
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



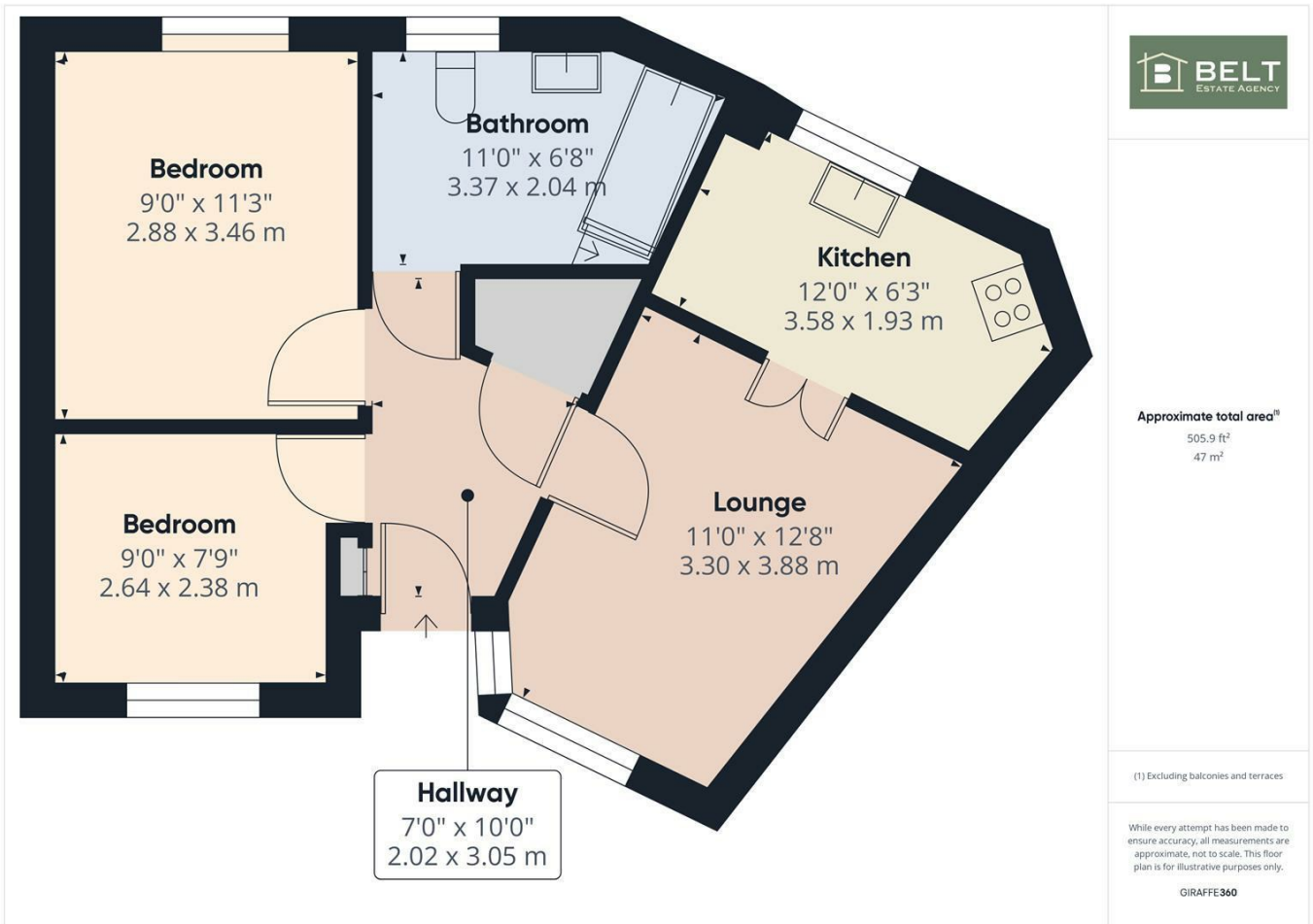
Road Map

Hybrid Map

Terrain Map



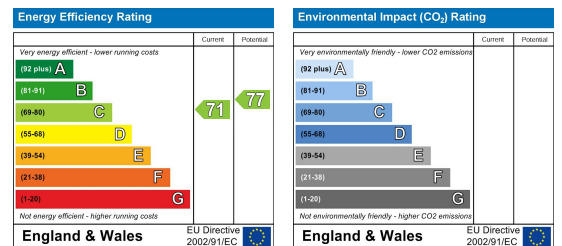
### Floor Plan



### 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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