



BELT
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Flat 4, 58 Woodcroft Court, South Marine Drive, Bridlington,

Price Guide £235,000



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Bridlington, YO15 3JN

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Welcome to this apartment located on South Marine Drive in Bridlington, boasting breathtaking sea views of the south bay.

Situated on the ground floor with its own private entrance, this apartment provides easy access and convenience. The designated car parking space ensures that you'll never have to worry about finding a spot after a long day out. Whether you're looking for a permanent residence or a holiday getaway, this property caters to both.

One of the standout features of this property is its prime location, offering easy access to the beach and local amenities. Whether you're looking to enjoy a leisurely stroll along the promenade or indulge in some seaside activities, this flat provides the perfect base for coastal living.

The property comprises: private entrance, inner hall, spacious lounge, kitchen, two double bedrooms and bathroom. Exterior: one allocated car parking space and communal gardens. Upvc double glazing and gas central heating. The property is freehold.

Don't miss out on the opportunity to own this delightful apartment with stunning sea views.

Private entrance:

Upvc door into inner hall, two built in storage cupboards, one housing gas combi boiler and central heating radiator.

Lounge:

21'3" x 12'8" (6.48m x 3.87m)

A spacious front facing room with stunning sea views,

built in storage cupboard, period fireplace with electric fire, tiled inset and wood surround. Upvc double glazed bay window and central heating radiator.

Kitchen:

7'10" x 5'2" (2.41m x 1.60m)

Fitted with modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine and upvc double glazed window.

Bedroom:

10'5" x 8'5" (3.18m x 2.59m)

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

Bedroom:

8'10" x 8'9" (2.70m x 2.69m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'4" x 5'5" (2.56m x 1.67m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor, two upvc double glazed windows and ladder radiator.

Exterior:

One allocated car parking space and communal gardens

Notes:

The property is Freehold with a deed of covenant. There is a block insurance policy of which all flats contribute.

This years costs are expected to be £1580 the block is just in the process of changing mangement agents.

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

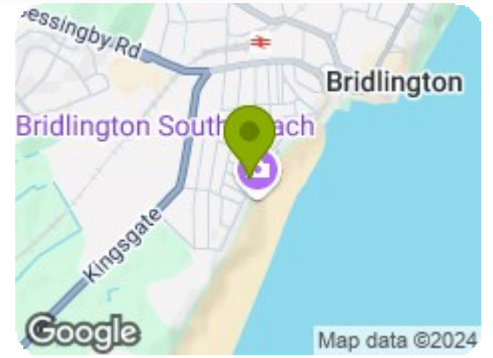
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



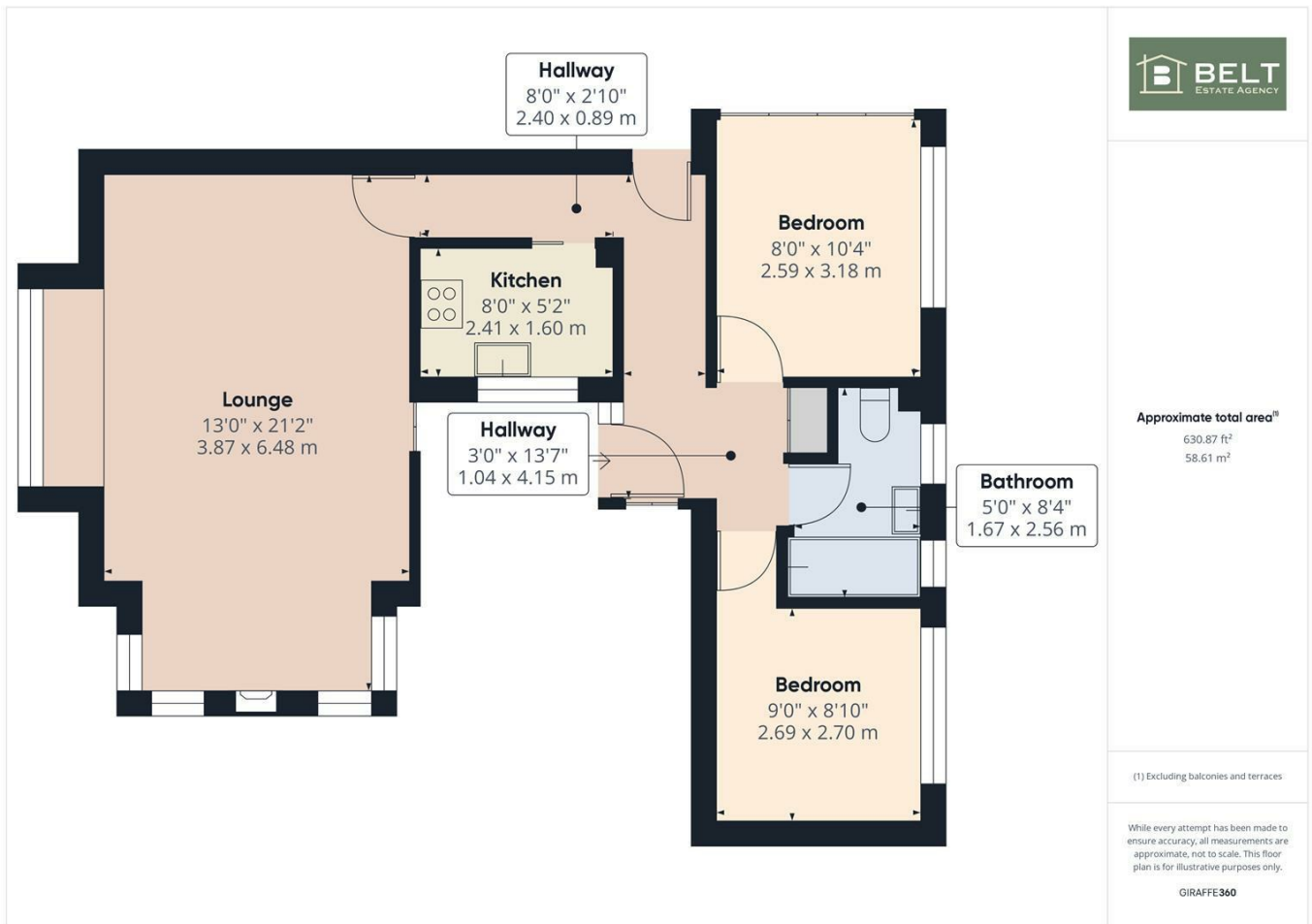
Road Map

Hybrid Map

Terrain Map



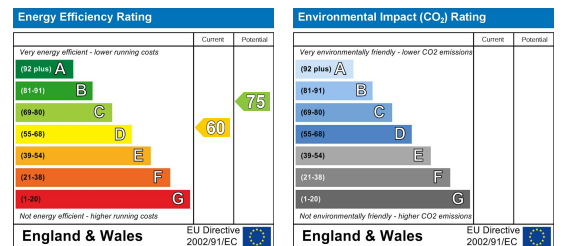
Floor Plan



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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