



Apartment 25, Masters House Scholars Way, Bridlington, YO16

Price Guide £89,950



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Bridlington, YO16 4HR

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Welcome to this modern third-floor apartment located on Scholars Way, Bridlington.

One of the highlights of this apartment is the new fitted kitchen and the recent re-decoration and new flooring throughout the property give it a fresh and contemporary feel, ready for you to move in and make it your own.

Convenience is key with parking available for one vehicle, ensuring you never have to worry about finding a spot after a long day.

Built in 2009, this flat is in excellent condition and is being offered with no ongoing chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this wonderful property in Scholars Way. Whether you are a first-time buyer, downsizer, or investor, this apartment offers a comfortable and stylish living space that you can truly call home.

Communal entrance:

Entry door system gives access to communal hall and staircase to the third floor.

Private entrance:

Door into inner hall, two built in storage cupboards and electric radiator.

Lounge/diner:

14'6" x 13'5" (4.43m x 4.11m)

A spacious rear facing room, two upvc double glazed windows and electric radiator.

Kitchen:

9'8" x 7'6" (2.96m x 2.30m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Plumbing for washing machine, space for fridge/freezer, upvc double glazed window and electric radiator.

Bedroom:

10'4" x 9'9" (3.16m x 2.99m)

A front facing double room, upvc double glazed window and electric radiator.

Bedroom:

9'5" x 6'9" (2.89m x 2.08m)

A front facing single room, upvc double glazed window and electric radiator

Bathroom:

6'4" x 5'6" (1.95m x 1.68m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and composite ladder radiator.

Exterior:

To the rear of the property is a private car park with one allocated parking space.

Notes:

The property has a new boiler and all new electric wifi

radiators.

Council tax band: B

The property is leasehold on a 155 year lease from Jan 2007.

Service charge £257.00 a quarter.

Ground rent £394.00 per annum.

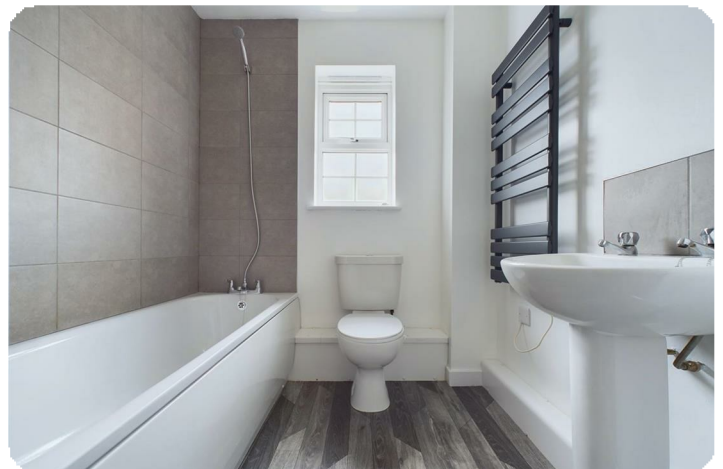
Purchase procedure

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

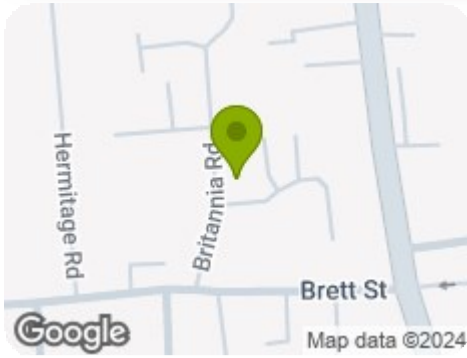
commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result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



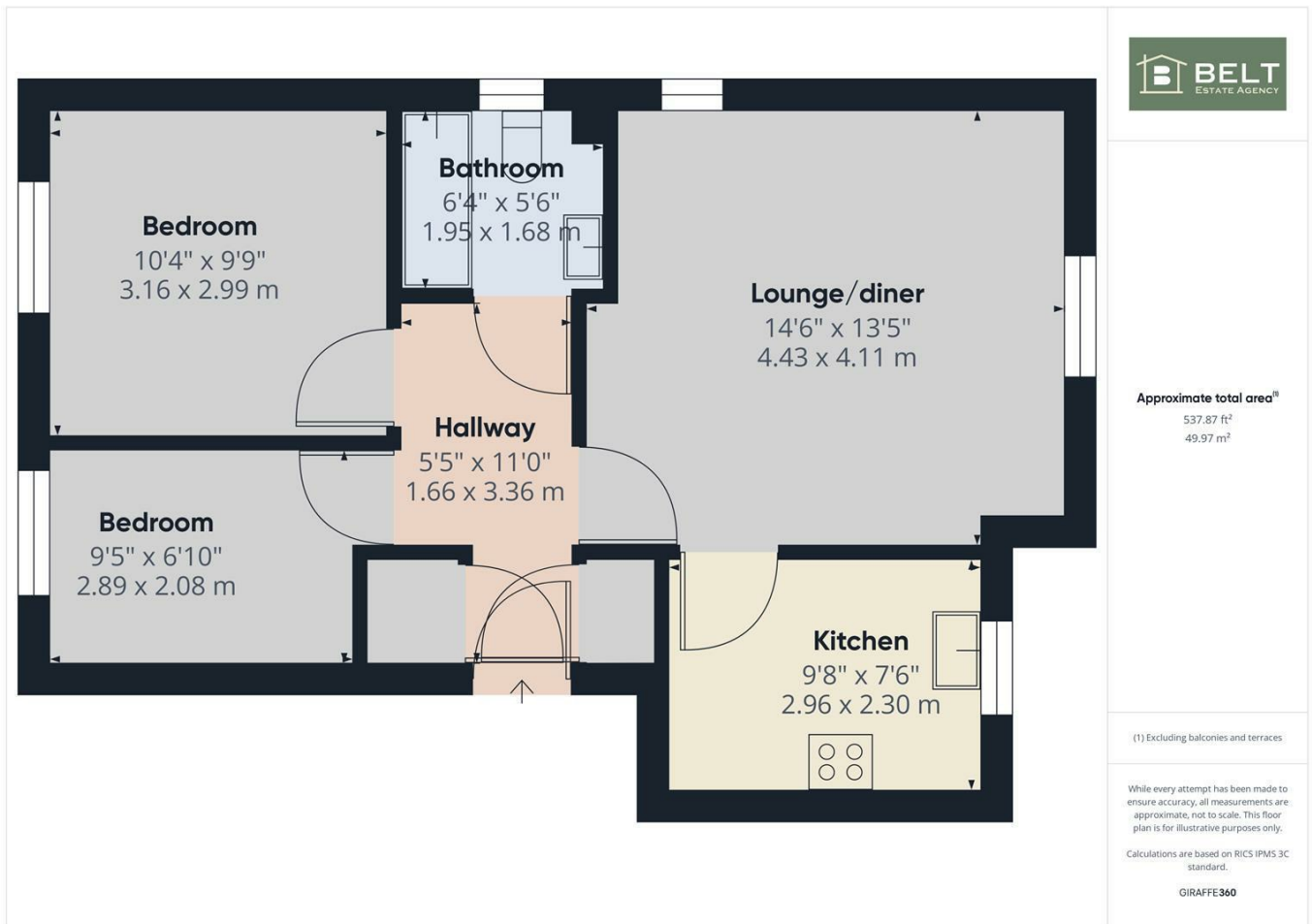
Road Map

Hybrid Map

Terrain Map



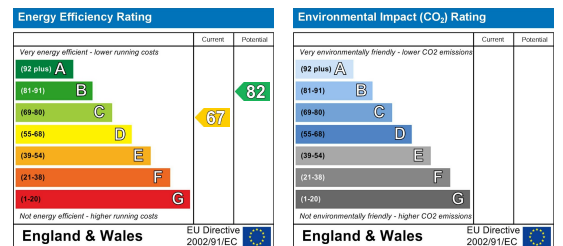
Floor Plan



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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