



BELT
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67 Mariners Court, West Street, Bridlington, YO15 3DZ

Price Guide £185,000



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Welcome to this spacious apartment located on West Street in the picturesque town of Bridlington.

This purpose-built property, situated on the ground floor built in 2000, this flat boasts a generous 775 sq ft of living area, providing ample space for comfortable living.

One of the standout features of this flat is its proximity to the harbour and the south beach, offering residents the opportunity to enjoy leisurely strolls by the sea. Additionally, easy access to the town centre makes running errands or dining out a breeze.

This apartment is an excellent choice for a holiday home, retirement, or a first-time buyer.

The property comprises: communal entrance to private entrance, inner hall, kitchen, spacious lounge/diner, two double bedrooms and bathroom. Upvc double glazing and electric heating.

With no ongoing chain, this property presents a fantastic opportunity for those looking to move in hassle-free. Don't miss out on the chance to own this very spacious flat in a prime location in Bridlington.

Communal entrance:

Entry door phone system into a communal hall.

Private entrance:

Private entrance door into a spacious inner hall, built in storage cupboard housing hot water store and electric radiator.

Lounge/diner:

25'11" x 11'8" (7.91m x 3.56m)

A spacious front facing room, electric fire with marble inset and wood surround. Four upvc double glazed windows and two electric radiators.

Kitchen:

8'7" x 8'0" (2.64m x 2.45m)

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

Bedroom:

13'3" x 11'6" (4.05m x 3.53m)

A spacious side facing double room, built in wardrobes, upvc double glazed window and electric radiator.

Bedroom:

11'7" x 8'3" (3.54m x 2.53m)

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

Bathroom:

6'9" x 5'8" (2.07m x 1.75m)

Comprises bath with electric shower over, wc, wash hand basin, part wall tiled and electric fan heater.

Exterior:

Communal gardens and garage.

Notes:

Leasehold: 999 years from 1998 (973 left)

Service Charge: £950 per year which covers, building insurance, window cleaning & building maintenance.

Council tax band: C

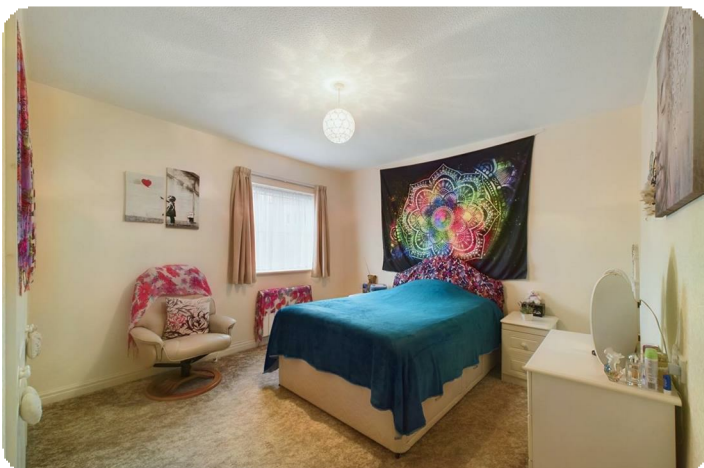
Purchase procedure

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



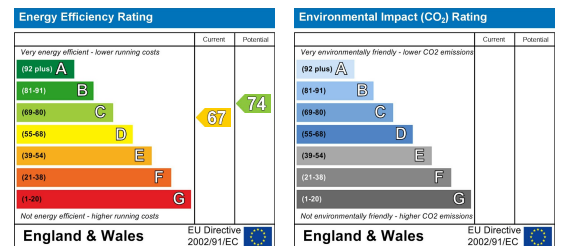
Floor Plan



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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