



BELT
ESTATE AGENCY

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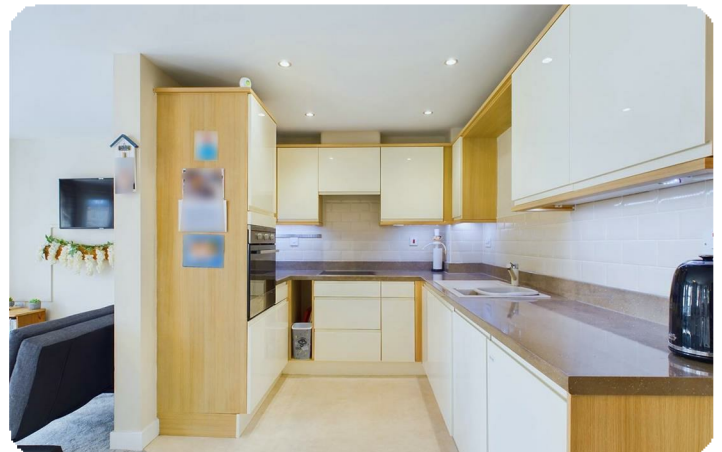
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Flat 5, 109 Promenade, Bridlington, YO15 2QJ

Price Guide £159,950



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PROTECTED

Flat 5, 109 Promenade

Bridlington, YO15 2QJ

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Welcome to this two-bedroom apartment located in the heart of Bridlington, on the Promenade.

This purpose-built second-floor apartment with a lift to the second floor, in the sought-after "Aquarius" development offers a perfect blend of modern living and seaside tranquillity. The modernised interior ensures a comfortable and stylish living environment.

One of the highlights of this property is the outer balcony that offers a sea view, where you can enjoy your morning coffee.

The apartment comes with one allocated parking space, a valuable asset in a town centre location like this.

Living in this apartment means you are just a stone's throw away from the picturesque north beach, allowing you to enjoy leisurely strolls along the promenade or relax on the sandy shores at your convenience.

Communal entrance:

Entry phone system gives access to inner hall, staircase and lift to second floor.

Private entrance:

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

Open plan living / dining / kitchen:

18'0" x 17'3" (5.49m x 5.26m)

Lounge/diner:

A spacious front facing room with sea view, upvc double glazed bay window, electric night storage heater and upvc double glazed door onto the outer balcony.

Kitchen:

Fitted with a range of modern base and wall units, sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge, freezer and washing machine.

Bedroom:

11'7" x 10'0" (3.54m x 3.07m)

A rear facing double room, built in storage cupboard and upvc double glazed window.

Bedroom:

9'5" x 8'9" (2.88m x 2.69m)

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

Bathroom:

9'11" x 7'2" (3.04m x 2.20m)

A spacious bathroom comprising a modern suite, walk in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor and ladder radiator.

Exterior:

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

Notes:

Council tax band: B

We have been informed by the vendor that the current service charge for 2024 is approx £230.51 per calendar month. This covers management fee's, lift and garden

maintenance, communal lighting, services and carpark, cleaning/maintaining communal areas, window cleaning, regular fire checks and buildings insurance.

Current Ground Rent: £300.00 p.a. (currently payable as £150 twice a year)

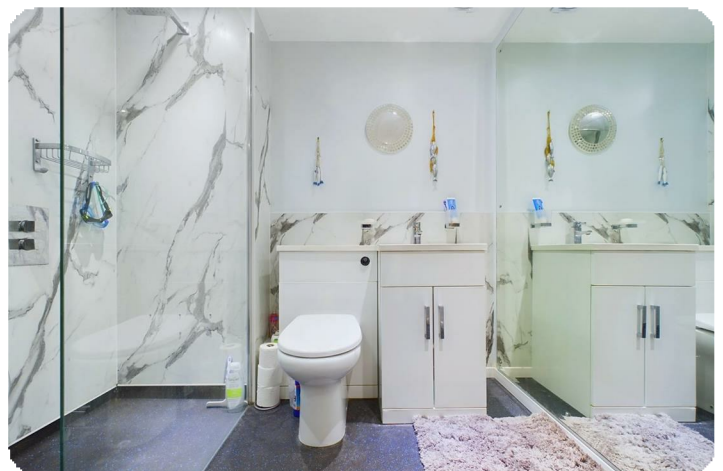
Purchase procedure

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



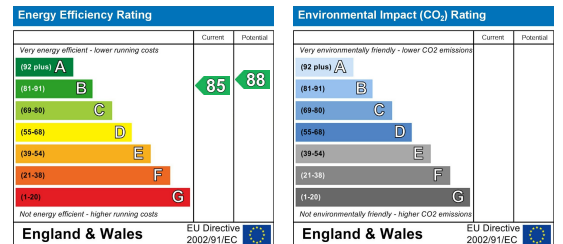
Floor Plan



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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