



23 Burlington Gardens, Bridlington, YO16 4HW

Price Guide £49,950



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A two-bedroom, first-floor apartment sold on a 50% shared ownership basis.

Although the property is in need of general modernisation, this presents an exciting opportunity for you to put your own stamp on the place and truly make it your own.

Located in a residential development designed for those over 55. It's conveniently positioned just off Quay Road, near local parade of shops, post office and bus service routes.

The property comprises: private entrance, lounge, kitchen, two bedrooms and bathroom. Exterior: communal gardens and parking. No ongoing chain.

Private entrance:

Entry phone system into inner lobby, staircase to first floor landing, electric night storage heater, built in storage cupboard housing hot water store.

Lounge:

14'7" x 9'6" (4.47m x 2.90m)

A rear facing room, timber framed single glazed window and electric night storage heater.

Kitchen:

9'4" x 8'0" (2.87m x 2.46m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, extractor and timber framed single glazed window.

Bedroom:

12'6" x 8'0" (3.83m x 2.44m)

A rear facing double room, built in wardrobe, single glazed timber framed window and electric night storage heater.

Bedroom:

10'9" x 6'2" (3.29m x 1.88m)

A rear facing single room, built in wardrobe, timber framed single glazed window and electric radiator.

Bathroom:

6'9" x 6'5" (2.08m x 1.96m)

Comprises bath, wc, wash hand basin, part wall tiled, shaver socket and timber framed single glazed window.

Exterior:

Communal gardens. Private parking for both residents and visitors.

Notes:

Council tax band: B

The Accent Housing Association will vet all applicants for this apartment. A completed questionnaire showing levels of personal income has to be completed in order to ascertain a potential buyers suitability.

These apartments are intended to provide affordable housing to genuine buyers on a limited income.

Leasehold 50% share, new lease on day of completion. rent £312.18 a month.

There is a monthly service charge of £87.49 covering, general maintenance, grounds, gardens, shared lighting, property insurance, cost of call emergency call system.

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.



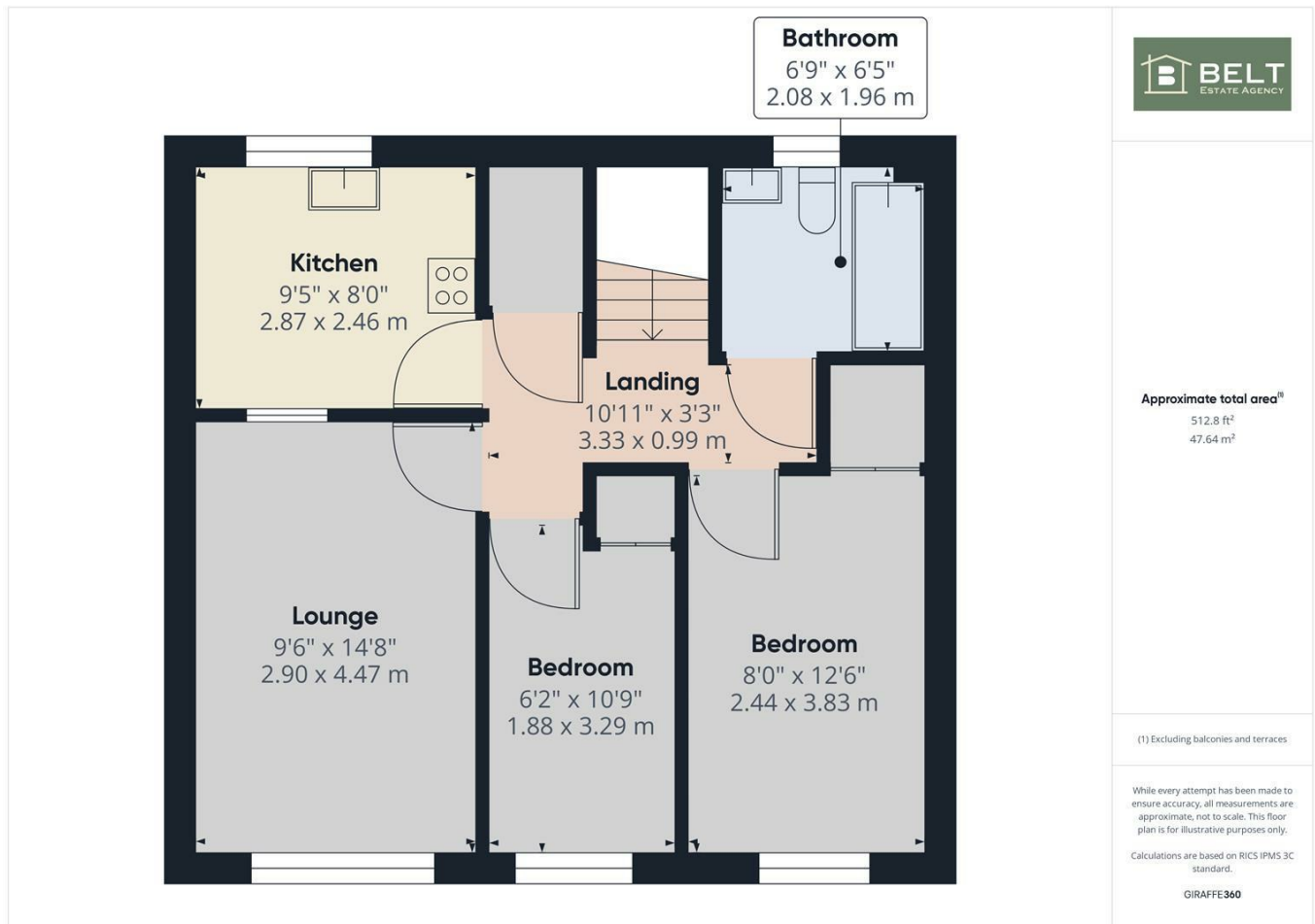
Road Map

Hybrid Map

Terrain Map



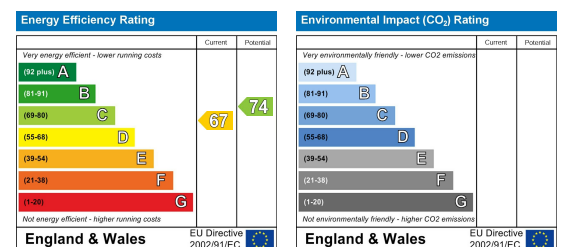
Floor Plan



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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