



5 Burlington Gardens, Bridlington, YO16 4HW

Price Guide £70,000



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Welcome to Burlington Gardens, Bridlington, a two-bedroom ground floor apartment that offers an excellent opportunity for those seeking a retirement property. Built in 2005, this well-presented and well-maintained apartment is available on a 75% shared ownership basis.

One of the standout features of this property is its prime location. Situated just off Quay Road, residents will find themselves within easy reach of a local parade of shops, a post office, and various bus service routes, ensuring that all essential amenities are just a stone's throw away.

The absence of an ongoing chain allows for a smooth and efficient purchasing process.

The property comprises: private entrance, lounge, kitchen, two bedrooms and bathroom. Exterior: communal gardens and parking.

Private entrance:

Upvc door into inner hall, two built in storage cupboards and electric night storage heater.

Lounge:

14'6" x 9'4" (4.42m x 2.86m)

A front facing room, electric fire in a modern surround, upvc double glazed window, electric night storage heater and upvc double glazed door to the front of the property.

Kitchen:

9'3" x 7'11" (2.84m x 2.43m)

Fitted with a range of base and wall units, one and a half sink unit, electric oven and hob with extractor over. Part

wall tiled, plumbing for washing machine, space for fridge/freezer, upvc double glazed window and electric fan heater.

Bedroom:

12'7" x 8'0" (3.85m x 2.46m)

A front facing double room, built in wardrobes, drawers and cupboards. Upvc double glazed window and electric night storage heater.

Bedroom:

11'3" x 6'1" (3.43m x 1.87m)

A front facing single room, built in wardrobes and upvc double glazed window.

Bathroom:

6'4" x 6'4" (1.95m x 1.94m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, built in storage cupboards, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Exterior:

Bin store, communal gardens and 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 75% share, new lease on day of completion.

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

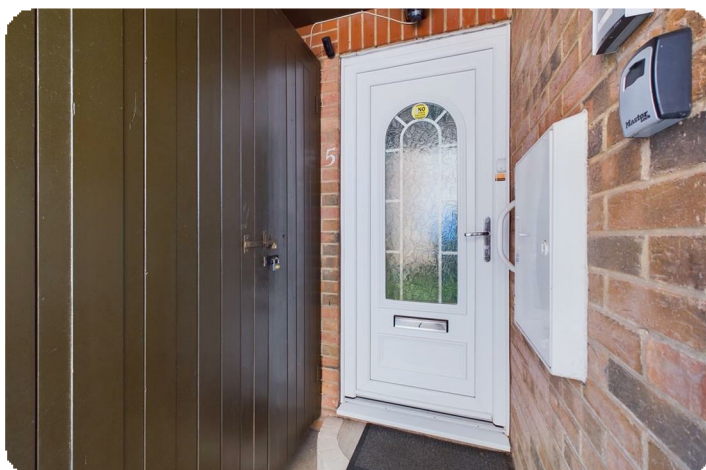
Purchase procedure

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.



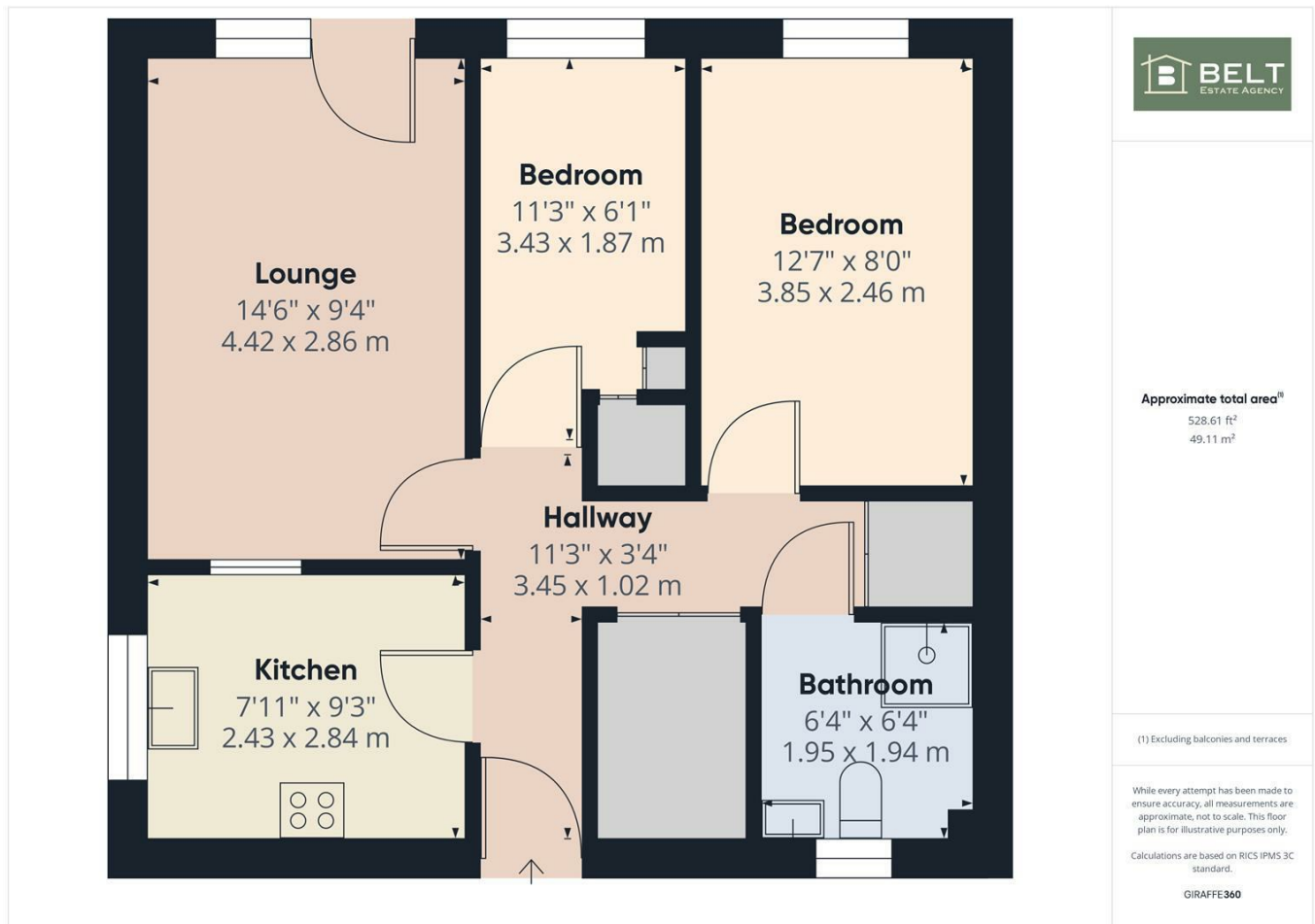
Road Map

Hybrid Map

Terrain Map



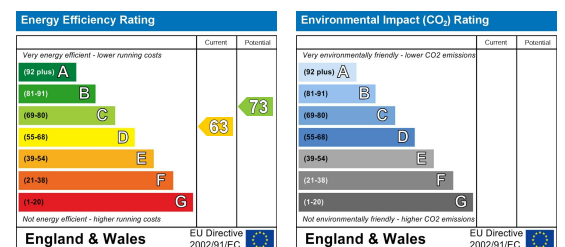
Floor Plan



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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