



## Apartment 10, Marton House, Langdale Court, Bridlington,

Price Guide £79,950



# Apartment 10, Marton House, Langdale Court

Bridlington, YO16 6RZ

## Price Guide £79,950



Welcome to this apartment located in the desirable Langdale Court, Bridlington. This well-appointed property, built in 2006, offers a comfortable living space making it an ideal choice for those seeking a weekend retreat, holiday home, or a sound investment opportunity with promising letting potential.

Situated just off Martongate, this property enjoys a prime residential location, with easy access to local schools, shops, and various amenities. This makes it not only a great place to live but also a convenient base for exploring the beautiful surroundings of Bridlington.

The property comprises: communal entrance to the first floor, private entrance, kitchen, lounge/diner, one double bedroom and bathroom. Exterior: one allocated parking space. UPVC double glazing and electric heating.

Whether you are searching for a permanent residence, investment or a holiday escape, this flat in Langdale Court presents an excellent opportunity. Don't miss your chance to make this delightful property your own.

### **Communal entrance:**

Entry door system gives access to communal hall, staircase to first floor.

### **Private entrance:**

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

### **Kitchen/living/dining area:**

19'8" x 12'9" (6.01m x 3.91m)

### **Lounge/diner:**

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

### **Kitchen:**

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, space for a fridge/freezer, electric oven and hob with extractor over.

### **Bedroom:**

10'4" x 8'6" (3.16m x 2.60m)

A front facing double room, built in mirrored sliding wardrobe, upvc double glazed window and electric radiator.

### **Bathroom:**

6'4" x 5'10" (1.95m x 1.79m)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, extractor and stainless steel ladder radiator.

### **Exterior:**

To the front of the property is one allocated car parking space.

### **Notes:**

Council tax band: A

The property is leasehold 155 years from Jan 2006

Ground rent £181.92 per annum

Maintenance £1257 per annum 2024/25 £1334 per annum 2025/26

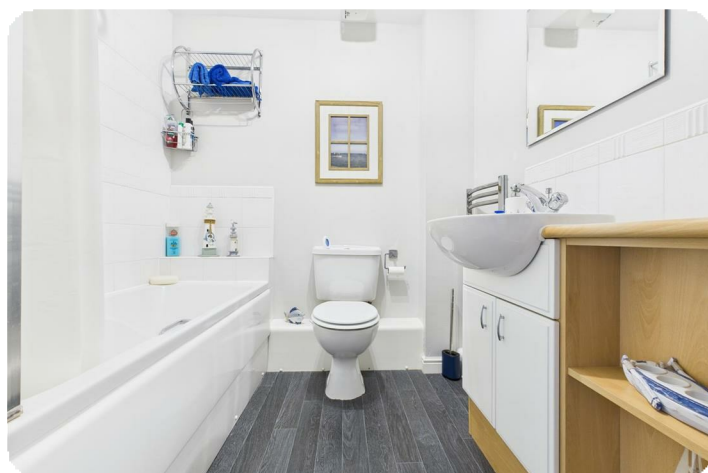


## Purchase procedure

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.



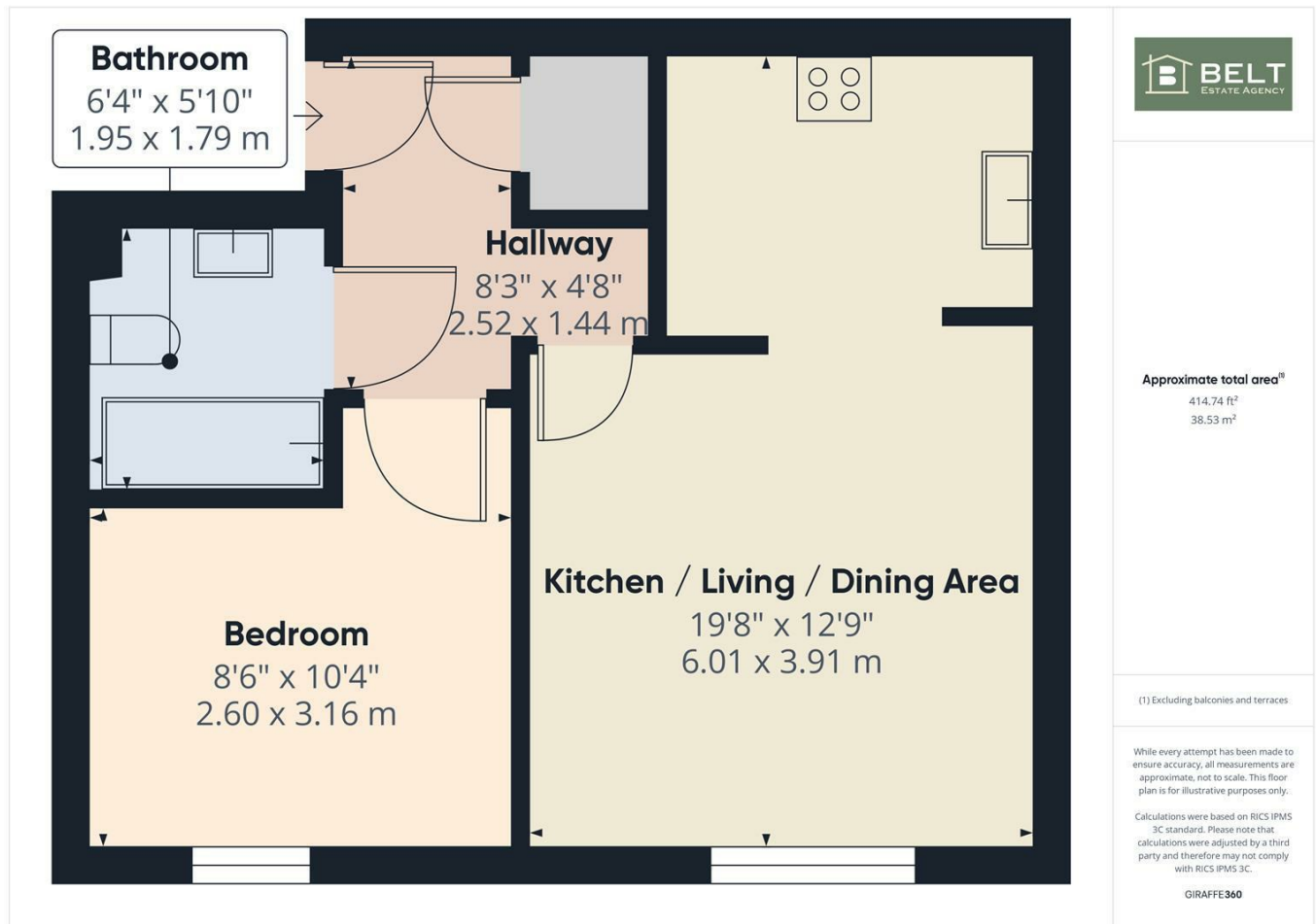
Road Map

Hybrid Map

Terrain Map



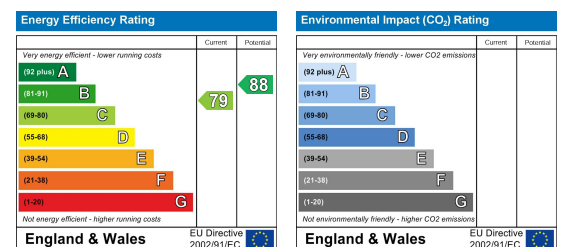
## Floor Plan



## 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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