



## 54 Alexandra Court, Bridlington, YO15 2LB

Offers Over £150,000





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Welcome to this superb ground floor apartment located in the desirable Alexandra Court, Bridlington.

This apartment boasts stunning sea views, making it an ideal retreat for those who appreciate coastal living. Just a stone's throw from the beach, you can enjoy the sounds of the waves and the fresh sea air right from your doorstep.

This property is situated in a purpose-built block of apartments, constructed circa 1980, and is just off The Promenade, providing easy access to the town centre and local amenities, including the bus station. Whether you are looking for a permanent residence or a holiday home, this apartment offers convenience.

Additionally, the property comes with parking for one vehicle, a valuable asset in this sought-after area. It is leasehold with a share of the freehold, and there is no ongoing chain, allowing for a smooth and straightforward purchase process.

Do not miss the opportunity to own this delightful apartment in a prime location, where you can enjoy the best of Bridlington's coastal lifestyle.

### Communal entrance:

Phone entry system gives access to communal hall to private entrance door.

### Private entrance:

Door into inner hall, central heating radiator.

### Lounge/diner:

18'10" x 10'0" (5.75m x 3.07m)

A spacious front facing room with stunning sea views, fireplace with wood surround, upvc double glazed bay window and two central heating radiators.

### Kitchen:

9'11" x 5'6" (3.03m x 1.70m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, plumbing for washing machine, gas combi boiler, upvc double glazed window with stunning sea views and central heating radiator.

### Bathroom:

9'2" x 5'8" (2.81m x 1.73m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor and central heating radiator.

### Bedroom:

11'6" x 8'9" (3.52m x 2.68m)

A rear facing double room, built in storage cupboard, built in wardrobe, upvc double glazed window and central heating radiator.

### Bedroom:

8'4" x 7'0" (2.56m x 2.15m)

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

### Exterior:

One private car parking space.

Well maintained communal grounds and direct access to north beach promenade through private gate.

### Notes:

Council tax band: C

The property is leasehold with a share of the freehold.

The term of the lease is 275 years from and including 1 January 2010..

Maintenance charge is currently £1200 per annum which is due 1st January, to include buildings insurance, maintenance and upkeep of the communal gardens.

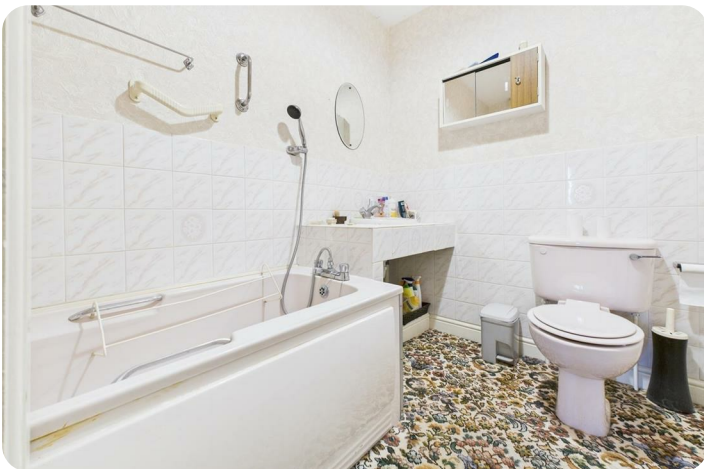
No ground rent.

### 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.





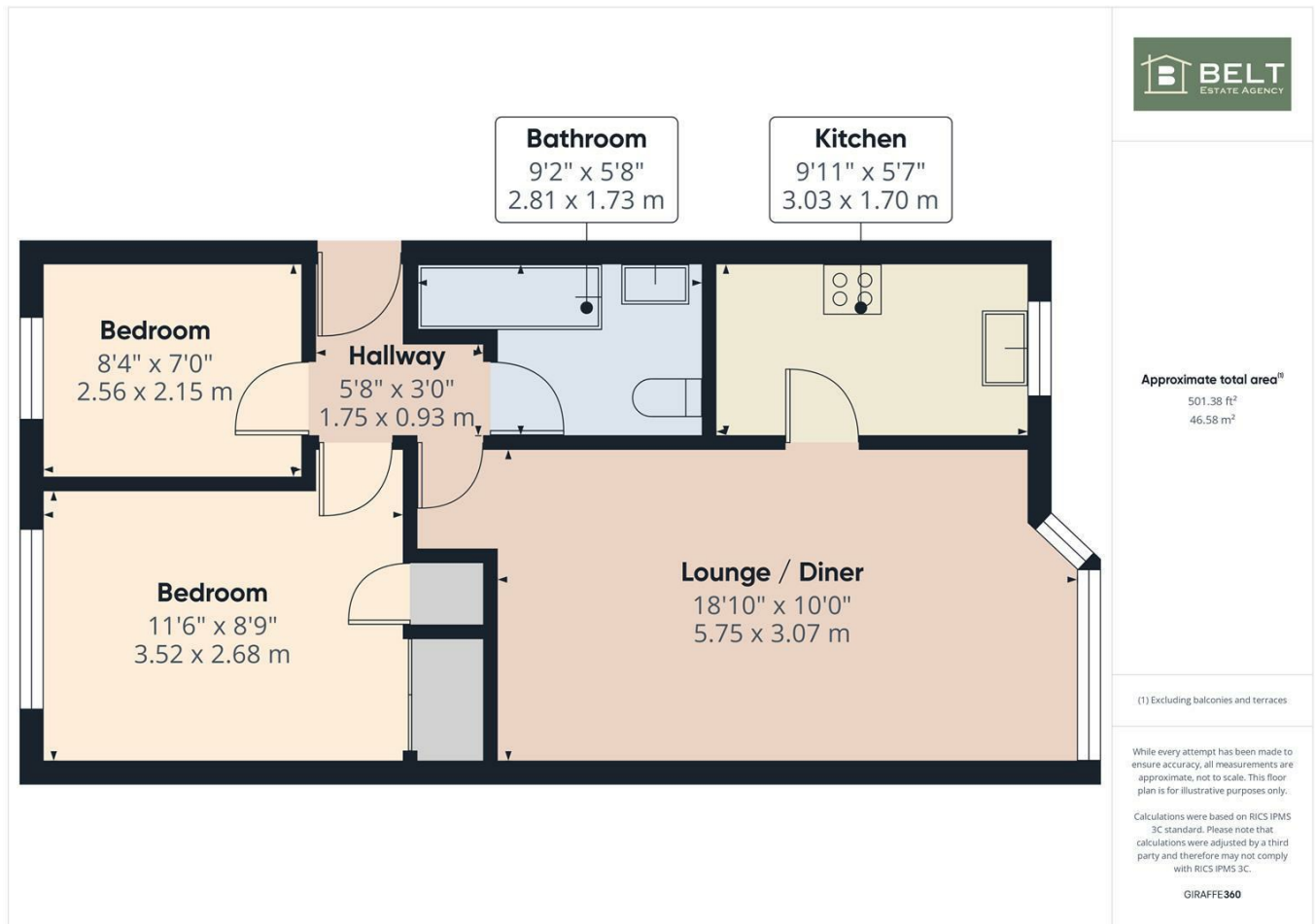
Road Map

Hybrid Map

Terrain Map



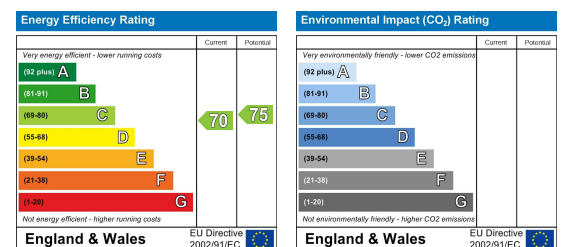
## Floor Plan



## 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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