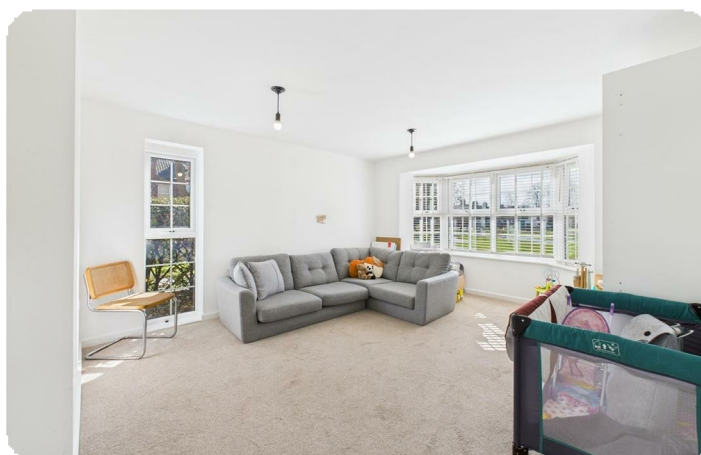




Apartment 6, Assembly House, Scholars Way, Bridlington,

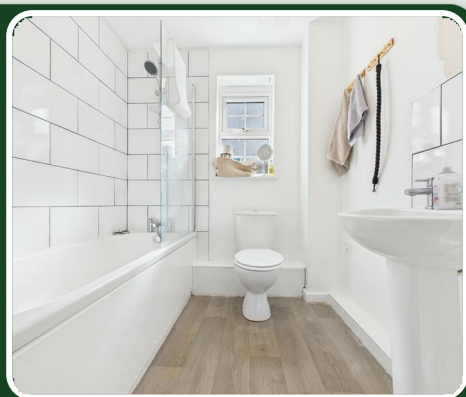
Price Guide £85,000



Apartment 6, Assembly House, Scholars Way

Bridlington, YO16 4HS

Price Guide £85,000



A purpose built ground floor apartment in this modern development within the grounds of the old Girls High School close to the junction of Brett Street and Quay Road. Convenient for schools, bus routes and access to Bridlington's old town with its array of shops, public houses and eateries. Ideal for a first time buyer or investor.

The property comprises: communal entrance hall to private entrance door, lounge/diner, new modern kitchen, two bedrooms and modern bathroom. Exterior: one allocated car parking space. UPVC double glazing and electric heating. No ongoing chain.

Communal entrance:

Phone entry system gives access to communal hall.

Entrance:

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

Lounge/diner:

16'2" x 13'3" (4.94m x 4.05m)

A spacious front facing room, two upvc double glazed windows and electric radiator.

Kitchen:

9'4" x 7'4" (2.87m x 2.26m)

Fitted with a range of modern base and wall units, inset sink unit, electric oven and hob with extractor over. Washing machine, space for fridge freezer, upvc double glazed window and electric radiator.

Bedroom:

10'2" x 9'6" (3.10m x 2.91m)

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

Bedroom:

10'1" x 6'4" (3.09m x 1.94m)

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

Bathroom:

6'4" x 5'6" (1.95m x 1.70m)

Comprises a modern suite, bath with plumbed shower over, wc and wash hand basin, part wall tiled, extractor and upvc double glazed window.

Exterior:

Allocated car parking space, number 70.

Notes:

Council tax band B

The property is leasehold on a 155 year lease from Jan 2007.

Service charge £257.00 a quarter.

Ground rent £394.00 per annum.

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.



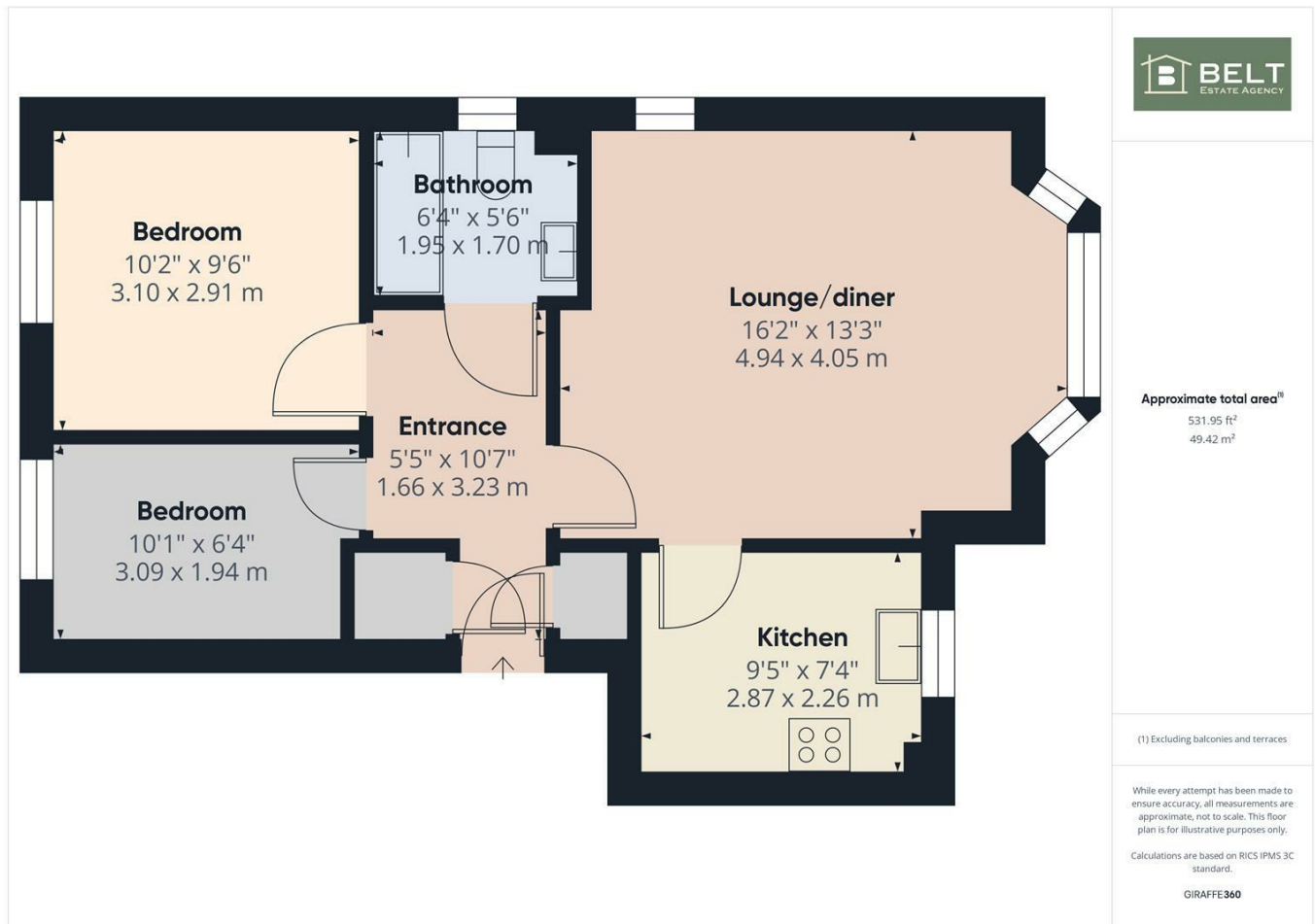
Road Map

Hybrid Map

Terrain Map



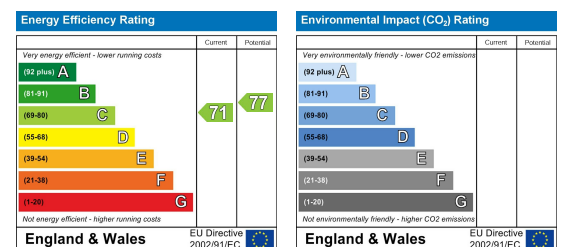
Floor Plan



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.