



**BELT**  
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**Flat 2, 8 Vernon Road, Bridlington, YO15 2HQ**

**Price Guide £85,000**



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PROTECTED

# Flat 2, 8 Vernon Road

Bridlington, YO15 2HQ

## Price Guide £85,000



A generously proportioned two-bedroom apartment located on the first floor in a central location just off Flamborough Road. Convenient access to the picturesque North Beach, ideal for leisurely walks or seaside enjoyment. A selection of local shops is situated nearby, ensuring that all everyday necessities are easily accessible. The town centre is also within a short walking distance, offering additional amenities and attractions. The property comprises: kitchen, spacious lounge/diner, two double bedrooms and bathroom. Upvc double glazing and gas central heating. The property is freehold.

### Communal entrance:

Door into communal hall, staircase to first floor.

### Private entrance:

Door into inner hall, central heating radiator.

### Kitchen:

14'7" x 7'10" (4.46m x 2.40m)

Fitted with a range of base and wall units, stainless steel sink unit, extractor, part wall tiled, gas boiler, plumbing for washing machine, space for fridge/freezer and upvc double glazed window.

### Lounge/diner:

17'0" x 13'9" (5.19m x 4.21m)

A spacious front facing room, electric fire with marble inset and wood surround. Upvc double glazed bay window and two central heating radiators.

### Bedroom:

13'7" x 12'3" (4.16m x 3.75m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

### Bedroom:

11'10" x 11'8" (3.61m x 3.58m)

A rear facing double room, built in wardrobes and cupboards. Upvc double glazed bay window and central heating radiator.

### Bathroom:

8'5" x 5'11" (2.59m x 1.81m)

Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, built in storage cupboards, extractor and ladder radiator.

### Notes:

Council tax band: A

The property is freehold with a deed of covenant.

Service charge £20 PCM

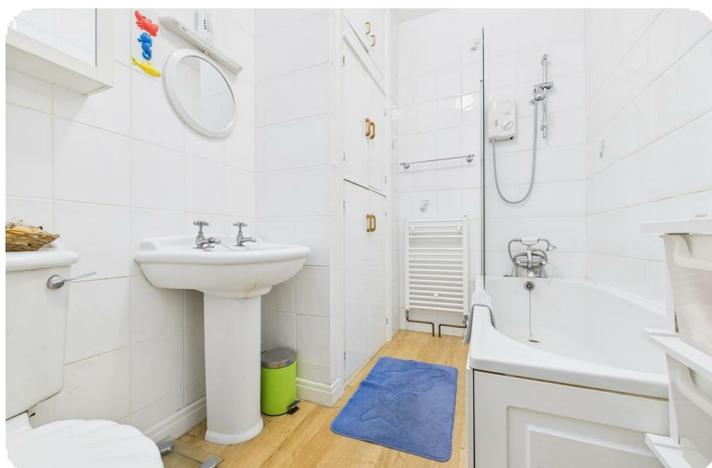
Any maintenance is split between the 3 flat owners.

### 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:

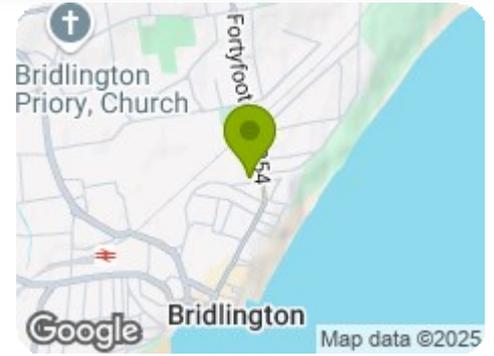
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



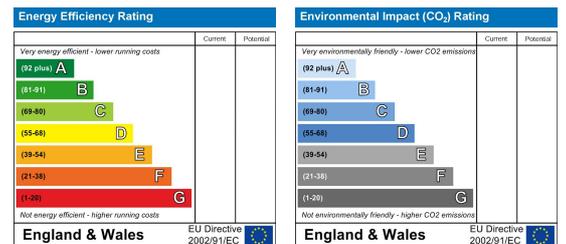
### Floor Plan



### 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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