



**12 Victory Way, Bridlington, YO16 4EN**

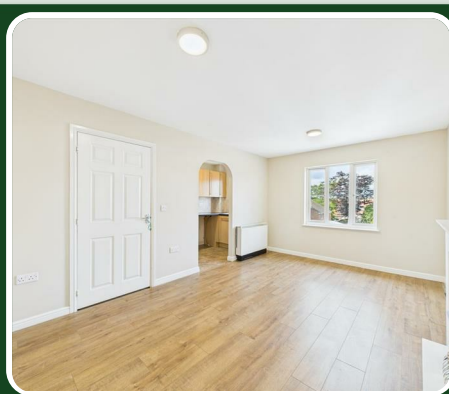
**Price Guide £77,950**



# 12 Victory Way

Bridlington, YO16 4EN

## Price Guide £77,950



Welcome to this second floor apartment on Victory Way that offers a perfect blend of modern living and convenience.

The property features two well-proportioned bedrooms, a comfortable reception room, kitchen and bathroom, making it an ideal choice for first-time buyers or investors.

Built in 2006, this flat is part of a modern development that boasts a handy location near the junction of Brett Street and Quay Road. Residents will appreciate the ease of access to local shops and bus routes, ensuring that daily necessities are just a stone's throw away. The vibrant old town is within easy reach, offering a delightful selection of shops, galleries, restaurants, and public houses.

With no ongoing chain, this property presents a seamless opportunity for a swift move. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this apartment is a must-see.

### **Communal entrance:**

Phone entry system gives access to communal hall and staircase to second floor.

### **Entrance:**

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

### **Lounge:**

15'7" x 10'4" (4.77m x 3.16m)

A front facing room, electric fire in a modern surround,

upvc double glazed window, electric radiator and archway into the kitchen.

### **Kitchen:**

9'5" x 5'3" (2.88m x 1.62m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, space fridge/freezer and upvc double glazed window.

### **Bedroom:**

12'11" x 10'2" (3.94m x 3.11m)

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

### **Bedroom:**

9'4" x 6'10" (2.87m x 2.09m)

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

### **Bathroom:**

7'7" x 5'6" (2.33m x 1.69m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, shaver socket and electric radiator.

### **Exterior:**

One allocated parking space.



### Notes:

Council tax band: B

The lease is a 125 year lease from 2006

Service charge £391.47 approx every 6 months

Ground rent £135.00 approx per annum

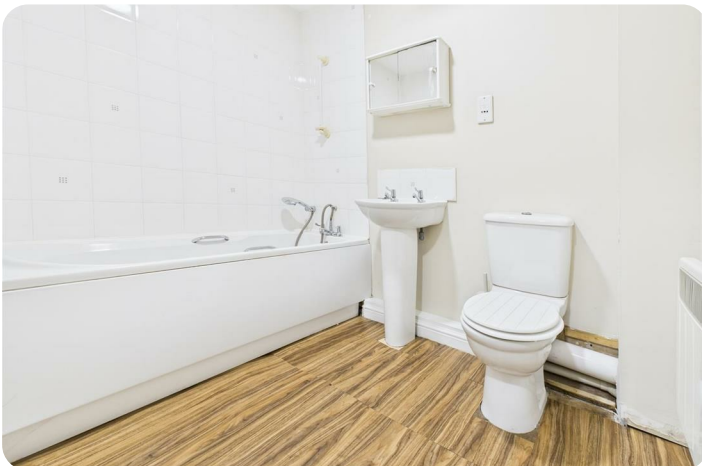
### Purchase procedure

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.



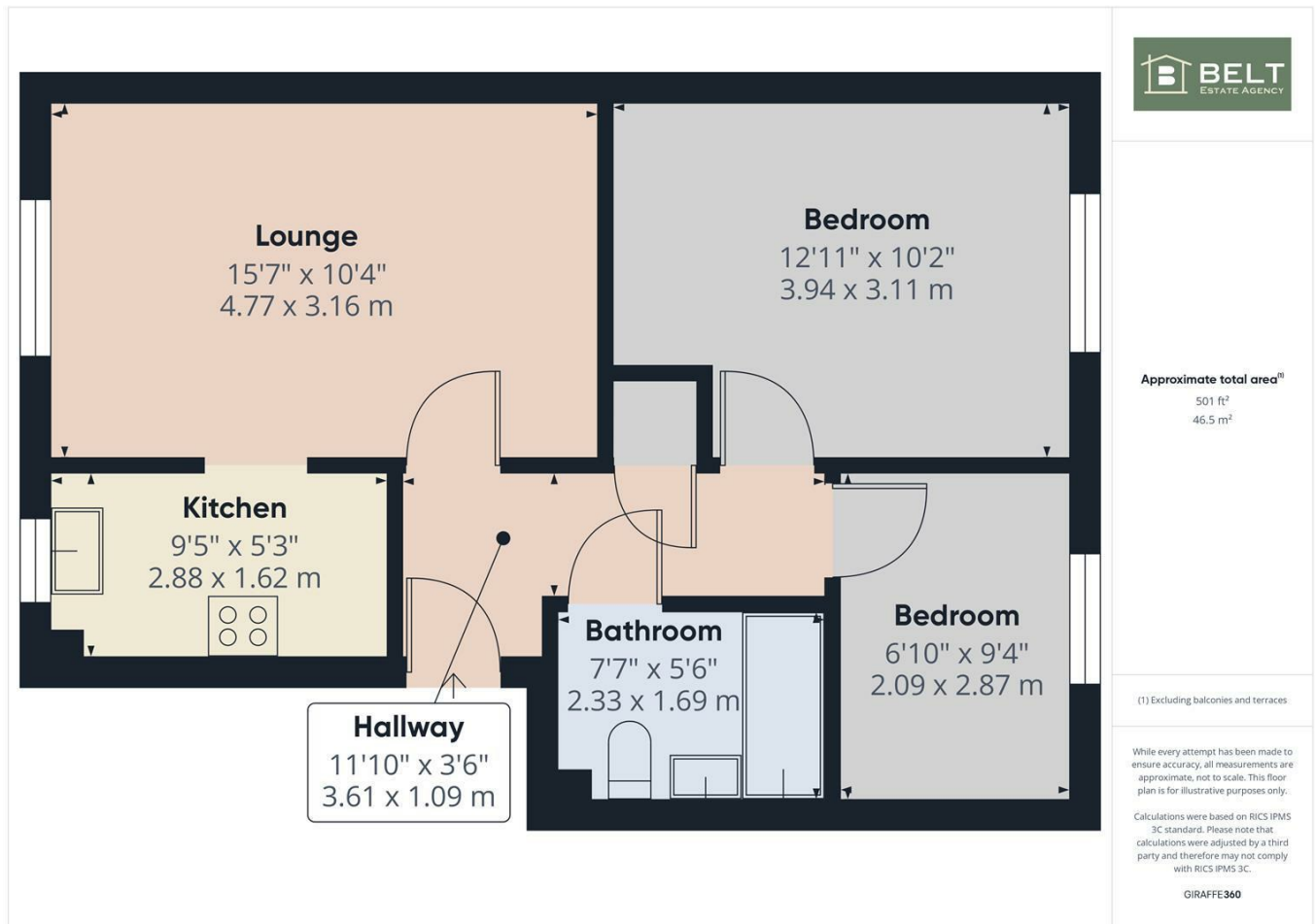
Road Map

Hybrid Map

Terrain Map



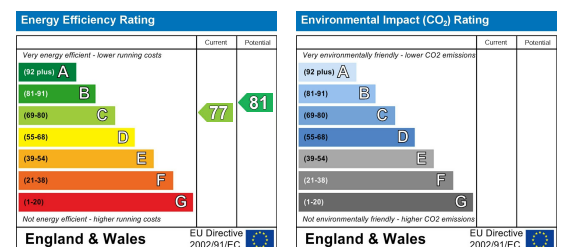
## Floor Plan



## 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.



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