



**26 Chestnut Court, 99 Martongate, Bridlington, YO16 6ZJ**

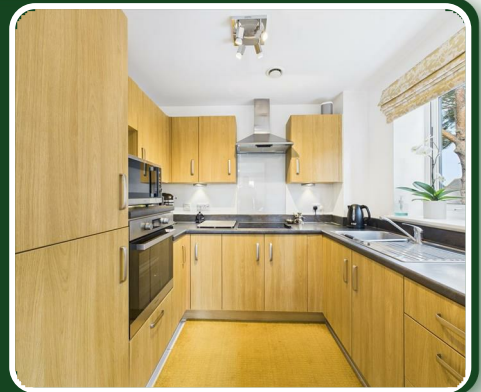
**Price Guide £240,000**



# 26 Chestnut Court, 99 Martongate

Bridlington, YO16 6ZJ

## Price Guide £240,000



An exclusive McCarthy and Stone two bedroom second floor apartment.

Situated in this purpose built block catering exclusively for the over 60's with peace of mind security. The property has communal lounge and kitchen for the residents where activities including coffee mornings and social events are regular for all the residents.

Located in a prime residential location on Martongate close to local facilities including, supermarket, restaurant/inn and public library. A 15 minute walk to the seafront, the north beach, cliff top walks and Sewerby village. Viewing highly recommended.

This spacious property comprises: communal entrance with lift and staircase facility to the second floor, private entrance, lounge/diner to outer balcony, kitchen, utility, two double bedrooms, bathroom and wc. Exterior: superb communal gardens and car parking facility.

### Communal entrance:

Secure communal entrance with ground floor office/reception, communal lounge and kitchen. Lift and staircase to the second floor.

### Entrance:

Door into spacious inner hall, built in storage cupboard and electric radiator.

### Lounge/diner:

16'7" x 11'7" (5.06m x 3.55m)

A spacious rear facing room, electric fire in a modern surround, upvc double glazed window, electric radiator and upvc double glazed door onto the outer balcony.

### Kitchen:

7'10" x 7'0" (2.39m x 2.15m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor. Integrated fridge/freezer, under cupboard lighting and upvc double glazed window.

### Utility cupboard:

5'6" x 5'5" (1.68m x 1.66m)

Hot water store, power, lighting and ample storage.

### Bedroom:

16'7" x 9'0" (5.08m x 2.76m)

A side facing double room, walk in wardrobe, upvc double glazed window and electric radiator.

### Bedroom:

12'0" x 9'5" (3.66m x 2.89m)

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

### Bathroom:

7'5" x 6'2" (2.27m x 1.88m)

Comprises a modern suite, large shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor, fan heater, upvc double glazed window and chrome ladder radiator.

### Wc:

6'6" x 3'10" (1.99m x 1.18m)

Wc, wash hand basin, part wall tiled, extractor and chrome ladder radiator.

## Exterior:

Superb communal grounds and car parking facilities.

## Notes:

Council tax band: C

Leasehold 999 year lease. Current ground rent £247.50 every six months. Service charge from 01 July is £391 a month.

The current service charge covers a 24 hour call system, house manager, communal area's cleaned, maintained, heating and lighting to those areas. Building insurance, water rates, gardening, window cleaning (external), cctv, car park maintenance, lift maintenance and buggy store.

No water rates.

There is a guest bedroom which can be booked for visitors.

The properties are for over 60's only.

There is a full security system and smoke alarm.

## 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:

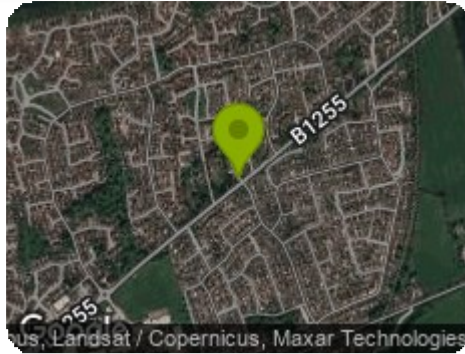
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



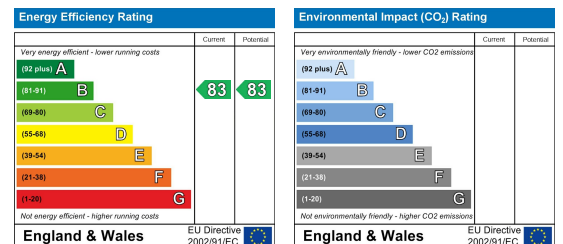
## Floor Plan



## 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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