



## 33-35 St. Annes Road, Bridlington, YO15 2JB

Price Guide £73,500



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Welcome to St. Annes Road in the coastal town of Bridlington, a one-bedroom second floor apartment. Situated just a stone's throw from the beach, residents can enjoy stunning views over the North Bay, making it an ideal retreat for those who appreciate seaside living. The apartment features a well-proportioned reception room, kitchen, a double bedroom and bathroom.

This property is currently let on a short hold tenancy, offering an excellent investment opportunity for prospective buyers. However, it can also be sold with vacant possession, allowing for immediate personal use. The location is truly enviable, with cliff top walks and the sea front just moments away. A leisurely stroll along the promenade leads you to the harbour and the town centre, where you will find a variety of shops, cafes, and local attractions.

Whether you are seeking a holiday home, a rental investment, or a permanent residence, this apartment on St. Annes Road presents an opportunity to embrace the coastal lifestyle in Bridlington.

#### **Communal entrance:**

Door into communal hall, staircase to second floor.

#### **Private entrance:**

Door into inner hall.

#### **Lounge:**

12'5" x 9'3" (3.80m x 2.82m)

A front facing room, gas combi boiler, upvc double glazed window with stunning views of the North Bay and central heating radiator.

#### **Kitchen:**

12'5" x 7'1" (3.79m x 2.17m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob. Part wall tiled, upvc double glazed window and plumbing for a radiator.

#### **Bedroom:**

10'1" x 8'6" (3.08m x 2.60m)

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

#### **Shower room:**

6'3" x 2'9" (1.92m x 0.85m)

Comprises shower cubicle with electric shower over, wc, wash hand basin, part wall tiled and upvc double glazed window.

#### **Notes:**

Council tax band: A

The property is leasehold. 199 year lease from 1st January 2008.

Ground rent £25 per annum.

Maintenance costs are split between the 8 flat owners.

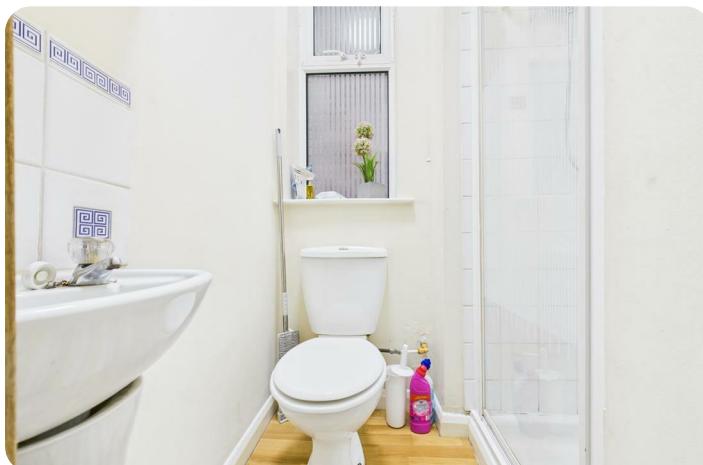
#### **Purchase procedure**

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.



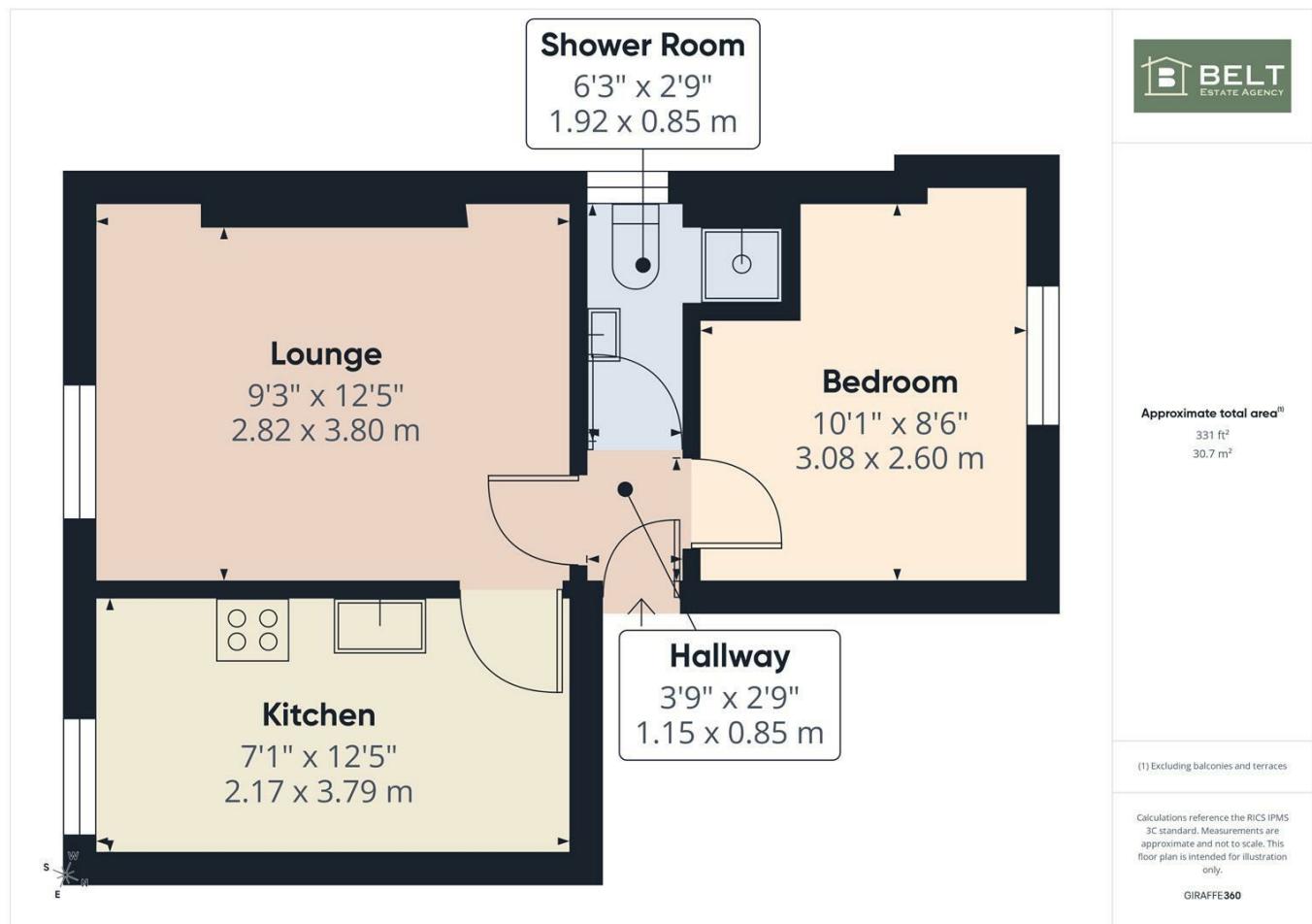
## Road Map

## Hybrid Map

## Terrain Map



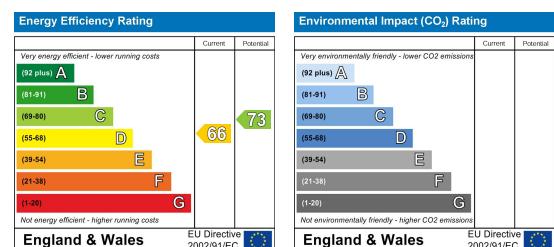
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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