



**Flat 7, Marine Court, 14-16 Summerfield Road, Bridlington,**

**Price Guide £115,000**



# Flat 7, Marine Court, 14-16 Summerfield Road

Bridlington, YO15 3LF

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Superb location next to the seafront! This two-bedroom first-floor apartment situated next to South Beach in Bridlington has been fully renovated by the owners, including a new kitchen, new carpets and double glazing with a fully decked, large private balcony. The apartment creates the perfect opportunity either for residential living or investment. With a share of the freehold, there are no restrictions regarding pets and rentals are allowed. The accommodation briefly comprises: 21ft Entrance Hall, large kitchen/dining area with double patio doors leading to large private balcony, two bedrooms and a new bathroom.

Located on the South Side of Bridlington, this apartment is close to the beach, shops, pubs and restaurants. The Spa theatre is also a stone's throw away from the apartment on the sea front.

Legal pack available to view with regards to share of the freehold agreement.

### **Communal entrance:**

Door into communal hall, staircase to the first floor.

### **Private entrance:**

Door into a spacious inner hall, upvc double glazed window.

### **Open plan kitchen/living area:**

19'1" x 16'0" (5.83m x 4.88m)

### **Kitchen:**

Fitted with a range of base and wall units, stainless steel

one and a half sink unit, electric oven and hob with extractor over. Plumbing for washing machine, wood flooring and upvc double glazed window.

### **Living area:**

Upvc double glazed French doors onto rear outer decked balcony.

### **Bedroom:**

12'7" x 9'11" (3.84m x 3.03m)

Upvc double glazed window and electric wall mounted heater.

### **Bedroom:**

12'8" x 6'7" (3.88m x 2.01m)

Upvc double glazed window and electric wall mounted heater.

### **Bathroom:**

8'6" x 7'0" (2.60m x 2.14m)

Comprises a modern three-piece bathroom suite, bath with plumbed in shower over, wc and wash hand basin. Part wall tiled, extractor, built in storage cupboard housing hot water store, upvc double glazed window and chrome ladder radiator.

### **Exterior:**

Large secure enclosed first-floor courtyard/balcony.

### **Notes:**

Council tax band: B

New roof installed December 2025.

### Tenure:

The property is held on a 999 year lease from 1 June 2005. The freehold is owned by Marine Court Bridlington Limited, with each flat owner holding a share in the company.

Service charge of £65 per month.

No ground rent.

982 years left on lease.

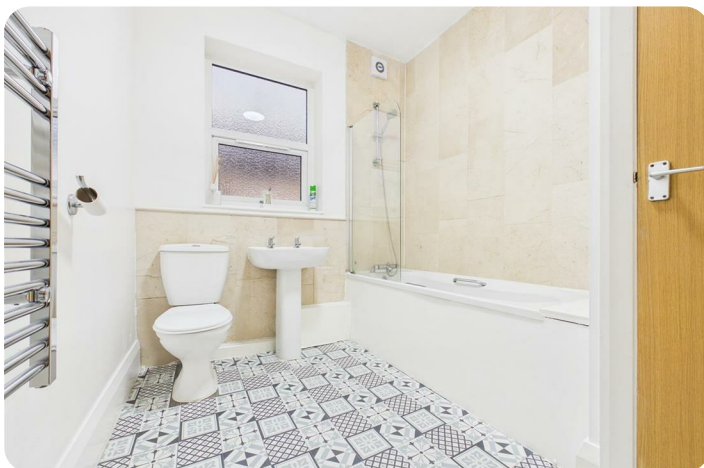
### Purchase procedure

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



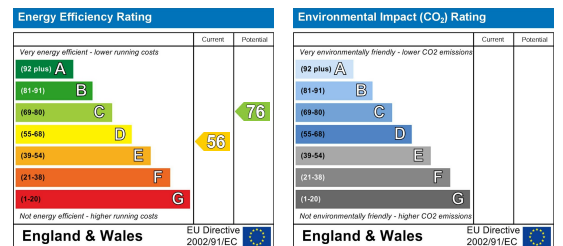
Floor Plan



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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