



99 Marton Gate | Bridlington | YO16 6ZJ

Asking Price £135,000

The
**GOOD
ESTATE**
AGENCY

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A beautifully presented and energy-efficient one-bedroom second floor retirement apartment, ideally located within the highly sought-after Chestnut Court development.

Summary

Chestnut Court, built by McCarthy & Stone, is a purpose-built retirement development designed exclusively for the over 60s. The development comprises 32 thoughtfully designed one and two-bedroom apartments, offering comfort, security, and a welcoming community environment.

Residents benefit from an on-site House Manager and a 24-hour emergency call system, accessible via a personal pendant alarm and strategically placed call points within the apartment.

The property itself features a fully fitted kitchen, a spacious lounge, a well-proportioned double bedroom, and a modern shower room. Communal facilities include a comfortable homeowners' lounge, beautifully maintained landscaped gardens, and a guest suite available for visiting family and friends (charges apply). A car parking - permit scheme applies, check with the House Manager for availability.

Location

Situated in the charming coastal town of Bridlington, Chestnut Court is perfectly positioned for an enjoyable and relaxed retirement lifestyle. Bridlington offers scenic coastal walks, a sandy beach, and an award-winning promenade, along with a wide variety of shops, cafés, and restaurants.

The historic Old Town provides a delightful mix of independent boutiques and galleries, while the renowned Bridlington Spa hosts regular shows, events, and traditional tea dances in the Royal Hall.

The town is well-served by major supermarkets including Tesco, Morrisons, and Co-op, along with essential amenities such as a Post Office, library, and community centre.

Excellent transport links are available via road and rail, with Bridlington Railway Station providing connections between Hull and Scarborough. Local bus routes also serve nearby towns including York, Driffild, and Beverley.

- Stunning Seaside Location
- Mature Landscaped Gardens With Large Terraces And Seating Areas
- Intruder Alarm & Fire Detection
- Communal Lounge
- Pets Allowed
- 24-hour Emergency Call System & Camera Entry
- Wheelchair Access & Lifts To All Floors
- Camera Entry System & 24/7 Call System
- Guest Suite & Mobility Scooter Room
- House Manager





Entrance Hall

A welcoming and spacious entrance hall with a secure front door and spy hole. Features include a 24-hour emergency pull cord system, illuminated light switches, smoke detector, and an intercom entry system. There is also a useful walk-in storage/airing cupboard. Doors lead to all principal rooms.

Lounge

A bright and generously sized lounge with a Juliet balcony overlooking the communal gardens. The room offers ample space for both relaxing and dining, and features an attractive fireplace as a focal point. Additional benefits include TV and telephone points, fitted carpets, and raised power sockets. Partially glazed double doors lead through to the kitchen.

Kitchen

A modern, fully tiled kitchen fitted with a range of wall and base units with roll-top work surfaces. Includes a stainless steel sink with mixer tap, built-in oven, ceramic hob with extractor hood, and integrated appliances including fridge, freezer, and washer/dryer. A UPVC double glazed window provides natural light.

Bedroom

A spacious double bedroom with access to a walk-in wardrobe fitted with shelving and hanging rails. Features include fitted carpets, ceiling lighting, and TV/telephone points.

Shower Room

A contemporary, fully tiled shower room comprising a walk-in shower, low-level WC, vanity unit with sink and mirror, heated towel rail, and an emergency assistance pull cord.

Service Charge

The annual service charge of £3,128.00 (for the year ending 30th June 2026) covers:

- Cleaning of communal windows
- Water rates (communal and apartment supply)
- Heating, lighting, and power to communal areas
- 24-hour emergency call system
- Maintenance of gardens and grounds
- Repairs and upkeep of communal areas
- Contingency fund for redecoration
- Buildings insurance

(Please note this does not include Council Tax, electricity usage within the apartment, or TV services.)

Parking

Allocated parking is available via a permit scheme (subject to availability), typically costing around £250 per annum. Spaces are offered on a first-come, first-served basis.

Lease Information

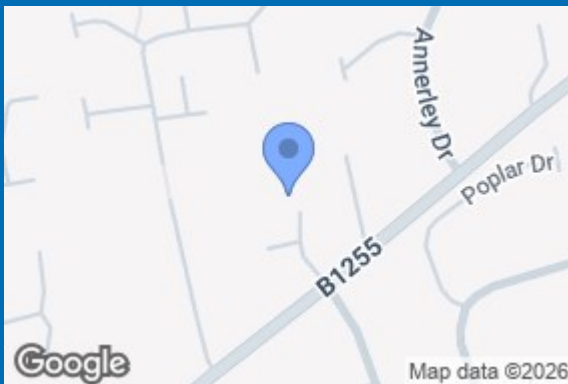
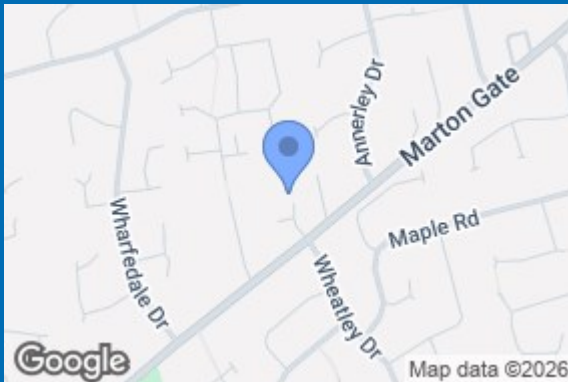
Lease term: 999 years from June 2016
Ground rent: £425 per annum
Ground rent review: January 2031

Additional Information

- Standard broadband available
- Mains water and electricity
- Electric heating
- Mains drainage

Please note: Residency is restricted to individuals aged 60 years and over.





- 1 Bedroom Apartment
 - 2 Bedroom Apartment
 - Communal Areas
 - Staff Areas
 - Roof Area
- E - Entrance
 - F - Foyer
 - GS - Guest Suite
 - K - Kitchen
 - L - Lift
 - MSS - Mobility Scooter Store
 - Of - Office
 - S - Store
 - S-S - Sub-Station
 - U - Utility Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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