



**BELT**  
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## Flat 1, 50a St. Johns Avenue, Bridlington, YO16 4NL

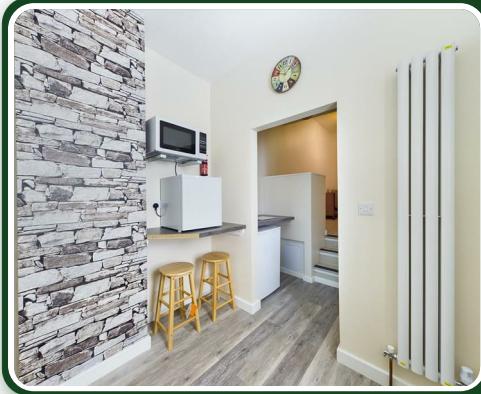
Asking Price £79,950



# Flat 1, 50a St. Johns Avenue

Bridlington, YO16 4NL

## Asking Price £79,950



A two bedroom first floor flat which has been extensively modernised by a Building team. It is a very spacious property. Works include new kitchen, bathroom, internal fire doors, central heating system, re-plumbed, re-plastered, new flooring and re-decoration throughout. Situated in a convenient location for schools, shops, supermarket, train station and access into town. Ideally suited for holiday home or investment property with good letting potential.

The property comprises: communal entrance to private entrance door, modern kitchen, lounge, dining hall, two bedrooms, modern shower room and separate wc. A larger flat what can easily sleep minimum 4 people. The property is freehold.

### **Wc:**

3'8" x 2'8" (1.13m x 0.83m )

Wc, part wall tiled and upvc double glazed window.

### **Shower room:**

5'6" x 3'4" (1.70m x 1.03m)

Comprises a modern suite, shower cubicle with Mira sport electric power shower and wash hand basin. Full wall tiled, floor tiled, extractor and upvc double glazed window.

### **Kitchen:**

9'8" x 8'3" (2.96m x 2.52m)

Fitted with a range of modern base and wall units, stainless steel sink unit, part wall tiled, electric oven and hob with stainless steel extractor over. Gas combi boiler

(10 year guarantee), upvc double glazed window and modern vertical radiator.

### **Entrance:**

Door into inner hall, built in storage cupboard, tiled floor, modern vertical radiator.

### **Landing:**

Currently used as a dining area, central heating radiator.

### **Lounge:**

14'9" x 9'7" (4.51m x 2.93m )

A front facing room, modern electric wall mounted fire, upvc double glazed bay window and central heating radiator.

### **Bedroom one:**

11'8" x 10'8" (3.56m x 3.26m)

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

### **Bedroom two:**

8'7" x 6'8" (2.64m x 2.04m)

A front facing single room, upvc double glazed bay window and central heating radiator.

### **Notes:**

Council tax band: A

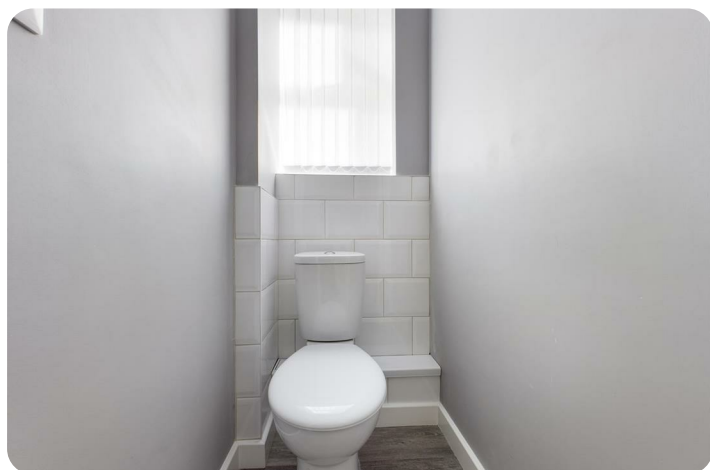
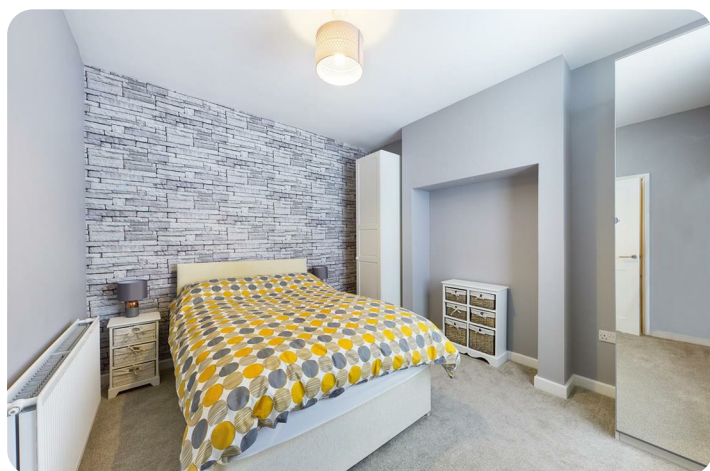
### **Purchase procedure**

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:

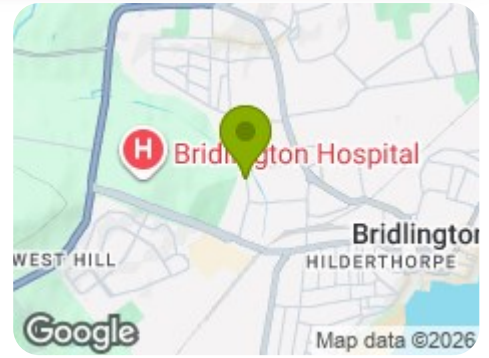
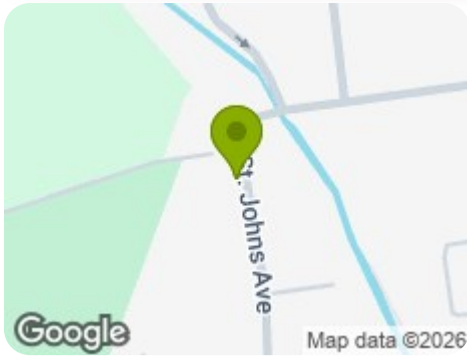
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item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



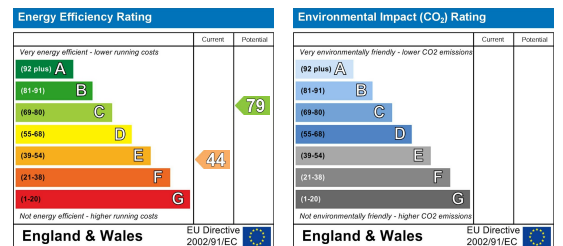
### Floor Plan



### 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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