



BELT
ESTATE AGENCY

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18 Masters House, Scholars Way, Bridlington, YO16 4HR

Price Guide £89,950



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Welcome to this modern second-floor apartment located on Scholars Way, Bridlington.

Built in 2009, this apartment is in excellent condition and is being offered with no ongoing chain, making the buying process smooth and hassle-free.

Convenience is key with parking available for one vehicle, ensuring you never have to worry about finding a spot after a long day.

The property has new blinds, carpets, decoration and chrome light fittings.

Don't miss out on the opportunity to own this property in Scholars Way. Whether you are a first-time buyer, downsizer, or investor, this apartment offers a comfortable and stylish living space that you can truly call home.

Ground rent paid until the end of 2026.

Communal entrance:

Entry phone system gives access to communal hall, staircase to second floor.

Private entrance:

Door into inner hall, electric radiator and two built in storage cupboards, one housing hot water store.

Open plan kitchen/living:

21'2" x 14'5" (6.46m x 4.40m)

Living:

A front facing room, two upvc double glazed windows and electric radiator.

Kitchen:

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Plumbing for washing machine, space for a fridge/freezer and upvc double glazed window.

Bedroom:

10'3" x 9'5" (3.13m x 2.89m)

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

Bedroom:

10'3" x 6'11" (3.13m x 2.13m)

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

Bathroom:

6'4" x 5'5" (1.94m x 1.67m)

Comprises a modern suite, bath with shower over, wc, wash hand basin, part wall tiled, extractor and chrome ladder radiator.

Exterior:

To the rear of the property is a private car park with one allocated parking space.

Notes:

Council tax band: B

The property is leasehold on a 155 year lease from Jan 2007.

Service charge £257.00 a quarter.
Ground rent £394.00 per annum.
The ground rent is paid until the end of 2026.

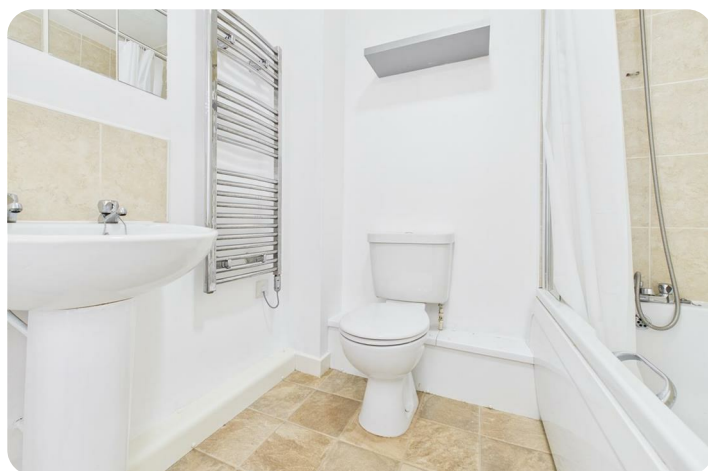
Purchase procedure

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

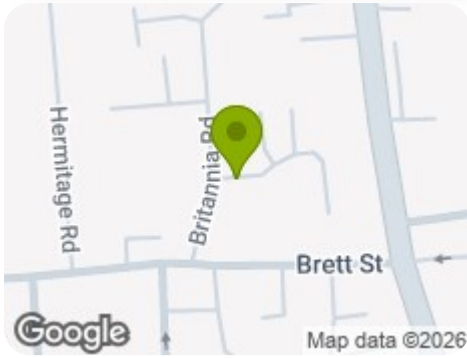
queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



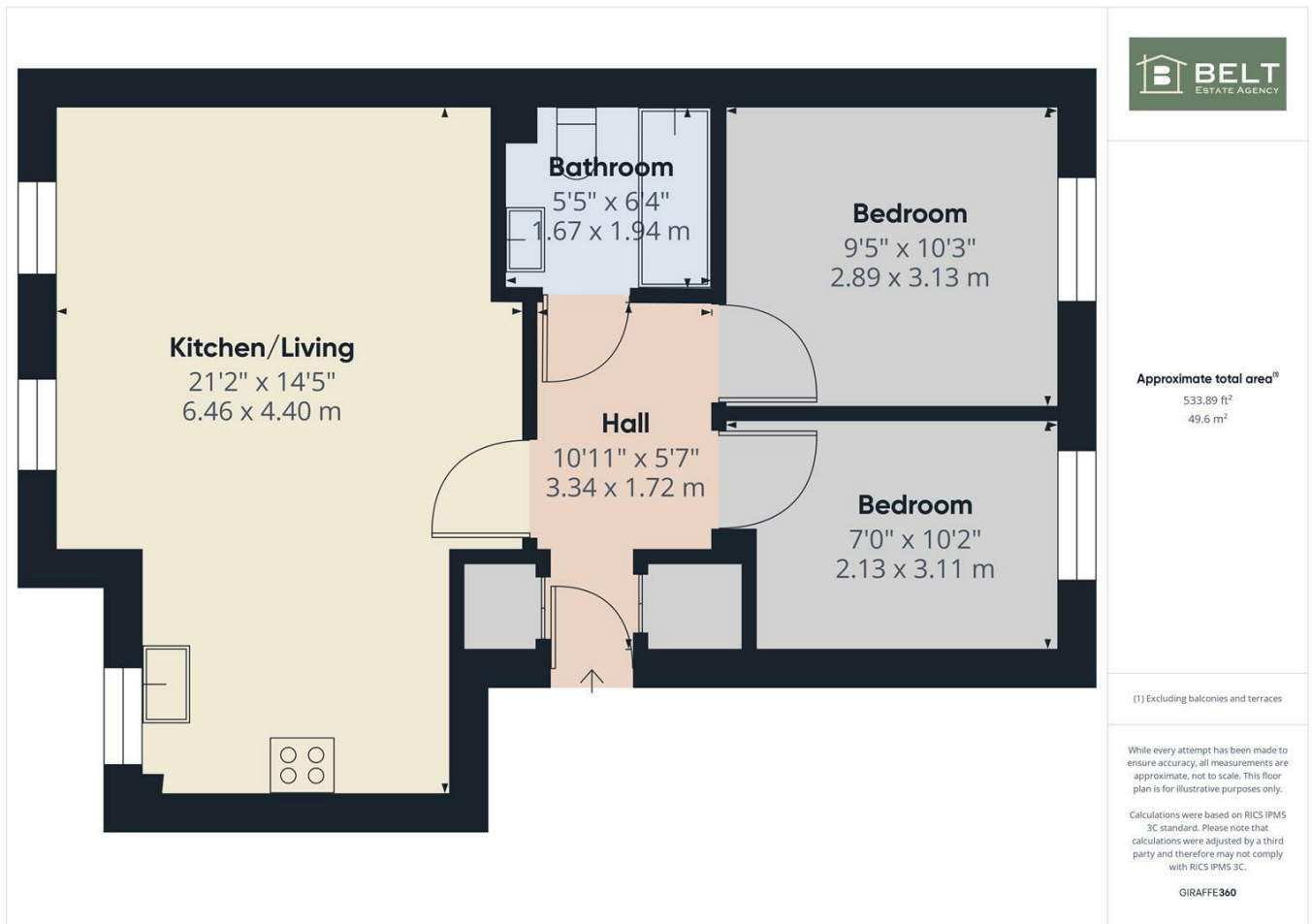
Road Map

Hybrid Map

Terrain Map



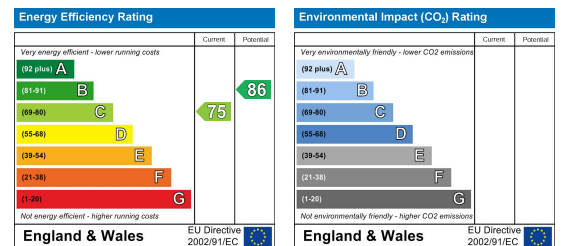
Floor Plan



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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