BELT
ESTATE AGENCY

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Assembly House, Scholars Way, Bridlington, YO16 4HS

Price Guide £85,000

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The Property Ombudsman

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Assembly House, Scholars Way

Bridlington, YO16 4HS

Price Guide £85,000





Welcome to Scholars Way in the coastal town of Bridlington. This purpose-built apartment offers a delightful blend of modern living and convenience. Situated within the grounds of the former Girls High School.

The apartment features a well-proportioned open plan kitchen/dining/living, perfect for relaxation or entertaining guests. With two comfortable bedrooms, it is an ideal space for first-time buyers or investors looking to expand their portfolio. The property also includes a well-appointed bathroom.

One of the standout features of this apartment is the recent redecoration and new flooring throughout, which adds a fresh and contemporary feel to the living space. The apartment benefits from parking for one vehicle.

Conveniently located near the junction of Brett Street and Quay Road, residents will find themselves within easy reach of local schools, bus routes, and the historic old town of Bridlington. Here, you can explore an array of shops, public houses, and eateries.

Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this apartment is worth considering.

Communal entrance:

Phone entry system gives access to communal hall, staircase to the second floor.

Private entrance:

Door into inner hall, electric radiator and built in storage cupboard housing hot water.

Open plan kitchen/dining/living:

18'3" x 13'2" (5.58m x 4.03m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Space for fridge/freezer, plumbing for washing machine, three upvc double glazed windows and electric radiator.

Bedroom:

11'5" x 9'6" (3.50m x 2.92m)

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

Bedroom:

12'3" x 6'4" (3.75m x 1.95m)

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

Bathroom:

6'5" x 5'7" (1.97m x 1.72m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin, wall panelling, extractor and ladder radiator.

Exterior:

One allocated car parking space.

Notes:

Council tax band B

The property is leasehold on a 155 year lease from Jan

2007.
Service charge £266.89 a quarter.
Ground rent £105 per annum.

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.



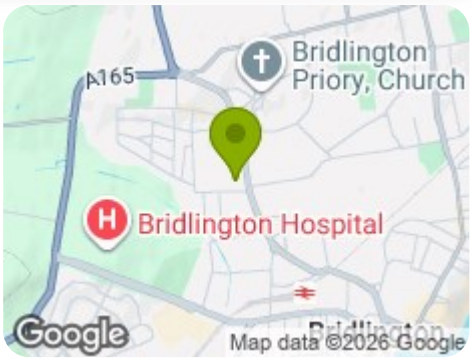




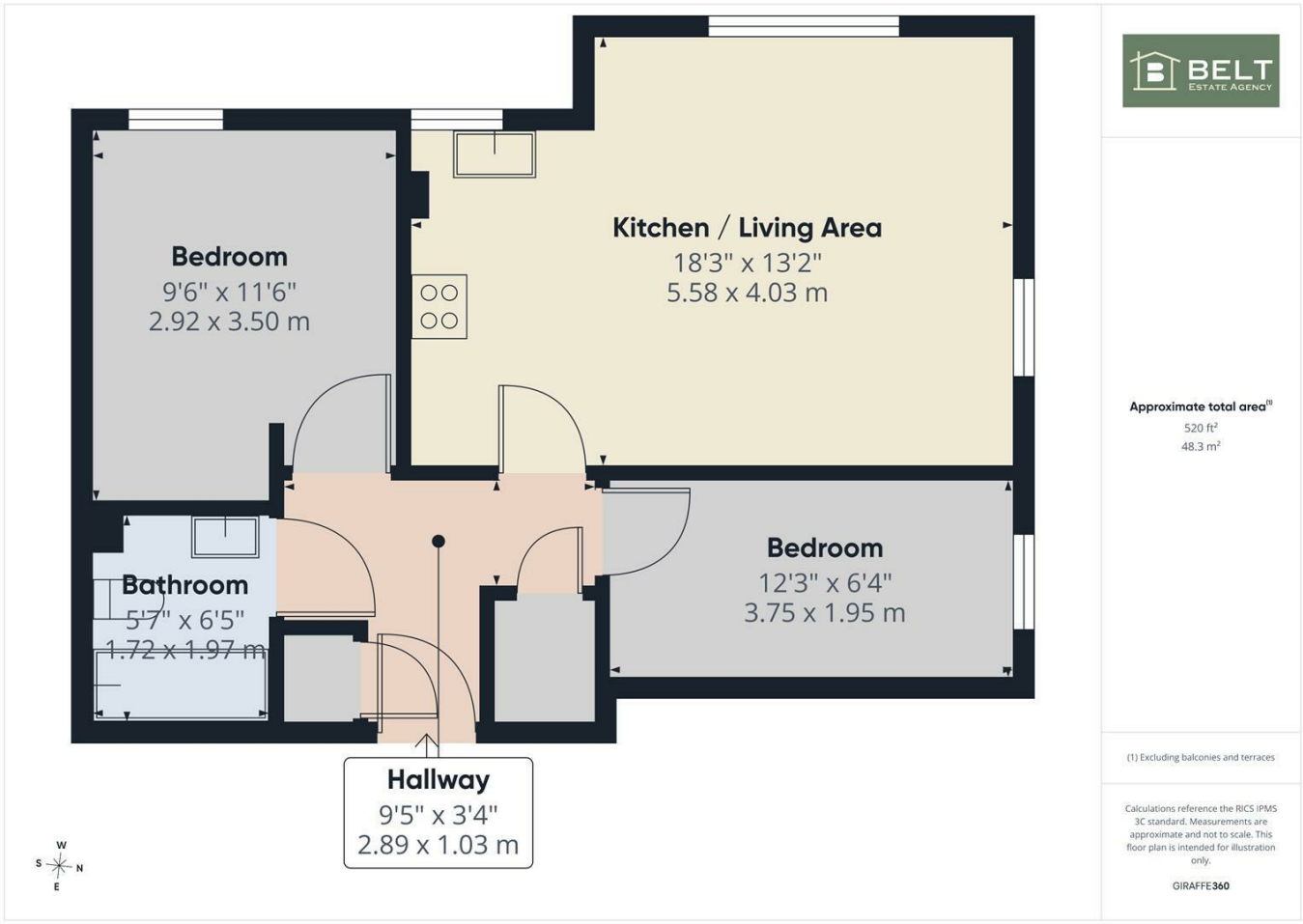
Road Map | Hybrid Map | Terrain Map







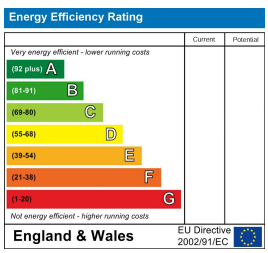
Floor Plan

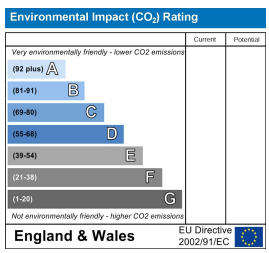


Viewing

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.