BELT
ESTATE AGENCY

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25, Highcliffe Court St. Annes Road, Bridlington, YO15 2JZ

Price Guide £135,000





The Property Ombudsman

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A one bedroom second floor apartment with side sea view from the balcony in this prestigious purpose built block catering exclusively for the over 55's. This professionally managed block of 36 apartments has peace of mind security. Lift facility to all floors, privacy as well as communal facilities including a large sun room on the ground floor and sun terrace on the first floor with a south facing aspect. Situated yards from access to private path to sea front and beach walks to both the harbour and town as well as towards Sewerby cliffs.
The property comprises: communal entrance to lift or staircase to the second floor, private entrance door, inner hall, lounge/diner to outer balcony with side sea view, kitchen, one bedroom and bathroom. Upvc double glazing and electric heating.

Communal entrance:

Secure communal entrance with ground floor office/reception and communal lounge.
Lift and staircase facility to the second floor.

Private entrance:

Door into spacious inner hall, built in storage cupboard and electric radiator.

Lounge/diner:

17'0" x 11'1" (5.19m x 3.40m)
A side facing room, electric radiator and upvc double glazed French doors onto the outer balcony.

Kitchen:

8'9" x 7'6" (2.67m x 2.29m)
Fitted with a range of modern base and wall units, stainless steel one and a half sink unit, electric oven and hob with stainless steel extractor over. Under cupboard lighting, part wall tiled integrated fridge/freezer and washing machine.

Bedroom:

17'4" x 10'6" (5.29m x 3.21m)
A spacious side facing double room, built in storage cupboard housing hot water store, upvc double glazed window and electric radiator.

Bathroom:

8'6" x 7'3" (2.61m x 2.23m)
Comprising a modern suite, bath, shower cubicle with plumbed shower, wc and wash hand basin. Full wall tiled, extractor fan, shaver socket and heated towel rail.

Exterior:

Communal grounds with small garden area. There is a side access leading straight onto the sea front. Concealed waste and refuse area. Non-designated residents parking. Communal bike stop.

Notes:

Leasehold 999 year lease. Current ground rent £250 p.a.
The current service charge is £560 per quarter.
This charge covers communal area's cleaned, maintained,

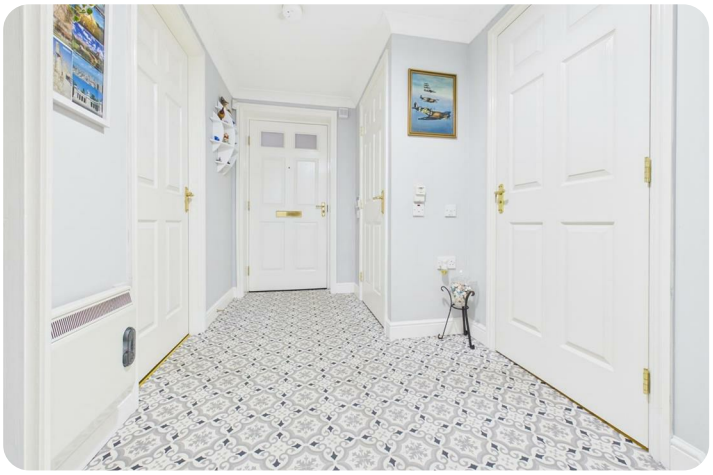
heating and lighting to those areas, part time scheme manager, building insurance, window cleaning (external) cctv. Residents communal lounge plus kitchen, car park, maintenance and lift maintenance etc.
There is also a reserve fund/sinking fund which is money put aside to deal with planned maintenance. By building up a reserve they are able to fund major works when required without having to collect necessary funds from individual residents. It also means that owners are less likely to receive large unexpected bills.
The properties are for over 55's only.
There is a communal lounge for the residents where activities including coffee mornings and games evenings are regular for all the residents.
There is a full smoke alarm system.
Council tax band: C

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.









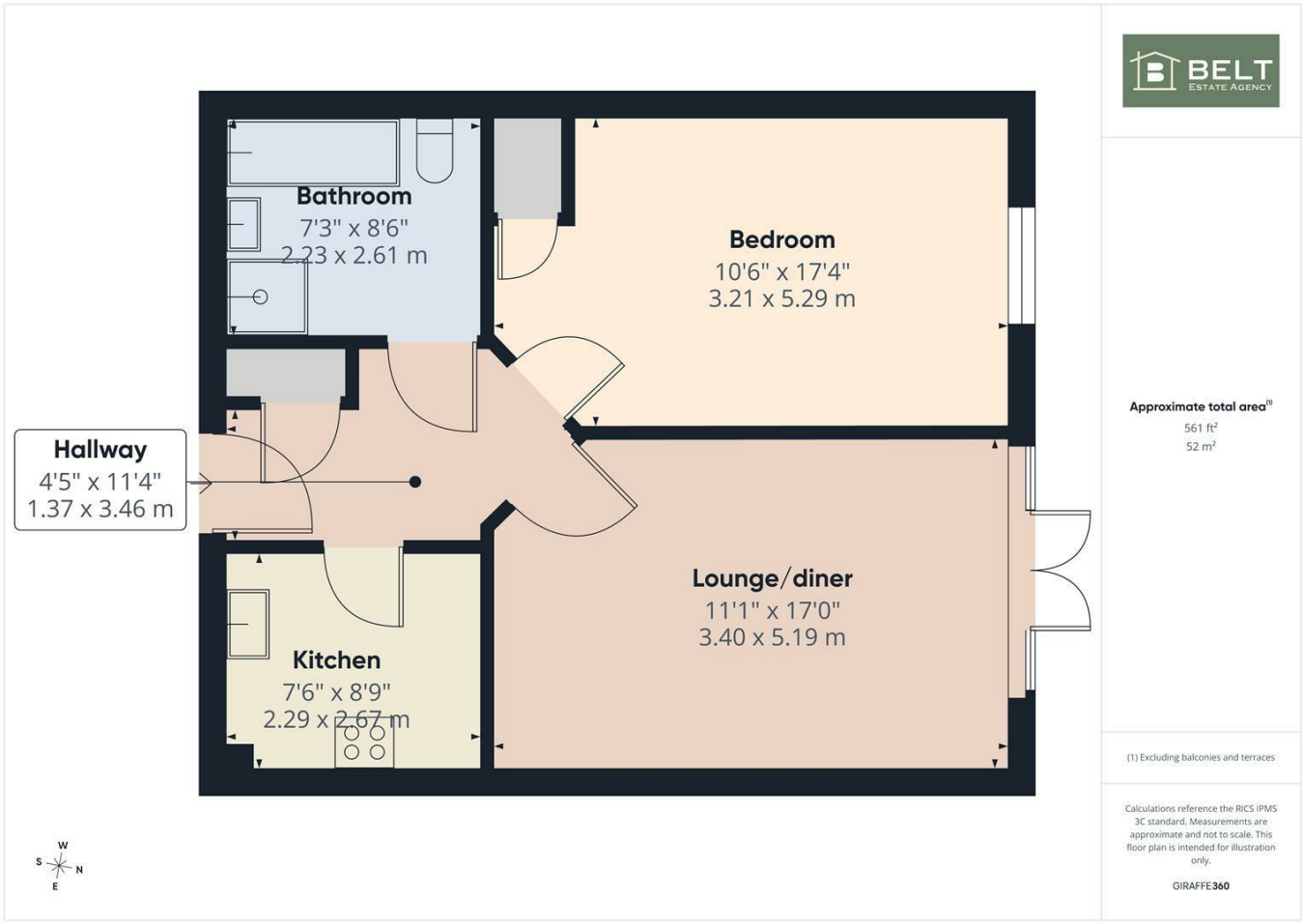
Road Map | Hybrid Map | Terrain Map







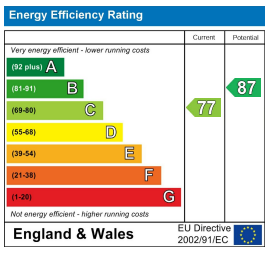
Floor Plan

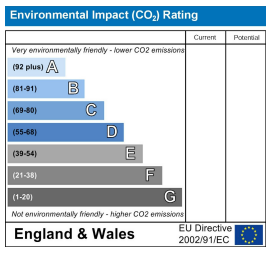


Viewing

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.