



**BELT**  
ESTATE AGENCY

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## Flat 9, Anchor Point, 25-27 St. Annes Road, Bridlington, YO15

Offers Over £155,000



# Flat 9, Anchor Point, 25-27 St. Annes Road

Bridlington, YO15 2JB

## Offers Over £155,000



Welcome to St. Annes Road in the coastal town of Bridlington. A seafront apartment originally built in 1900. The property was thoughtfully transformed into a block of twelve apartments in 2001, ensuring that it retains its historical charm while providing contemporary comforts. One of its standout features is the breathtaking sea views across the North Bay, visible from the front elevation, allowing residents to enjoy the sights and sounds of the coast right from their home.

The apartment is conveniently located just yards from the beach, offering easy access to cliff-top walks and the seafront. A short stroll along the promenade leads you to the harbour and town centre, where you can explore local shops, cafes, and attractions.

For added convenience, the apartment is equipped with a lift facility, making it accessible for all.

Additionally, it comes with a designated parking space for one vehicle, a valuable asset in this sought-after area. The property is leasehold with a share of the freehold, providing a sense of community and shared responsibility among residents.

Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Do not miss the chance to make this stunning apartment your own.

### Communal entrance:

Phone entry door system gives access to communal hall, staircase and lift facility to the fourth floor.

### Entrance:

Door into inner hall.

### Lounge:

19'2" x 11'3" (5.85m x 3.43m)

A spacious front facing room, electric fire in a modern surround and upvc double glazed bay window with stunning sea views.

### Kitchen/diner:

14'4" x 8'10" (4.38m x 2.71m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, integrated fridge/freezer and dishwasher. Plumbing for washing machine, upvc double glazed window with stunning sea views and central heating radiator.

### Bedroom:

10'6" x 10'3" (3.21m x 3.14m)

A rear facing double room, built in sliding wardrobe, upvc double glazed window and central heating radiator.

### Bedroom:

10'5" x 8'7" (3.18m x 2.63m)

A rear facing double room, built in storage cupboard housing gas combi boiler, upvc double glazed window and central heating radiator.

### Bathroom:

10'6" x 5'5" (3.21m x 1.67m)

Comprises a modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc and wash

hand basin. Part wall tiled, extractor, shaver socket and central heating radiator.

### Exterior:

To the front of the property is one allocated car parking space.

### Notes:

Council tax band B

The property is leasehold with a share of the freehold. 999 year lease from 2003.

Service charge £1600.00 per annum which includes cleaning, maintenance and building insurance

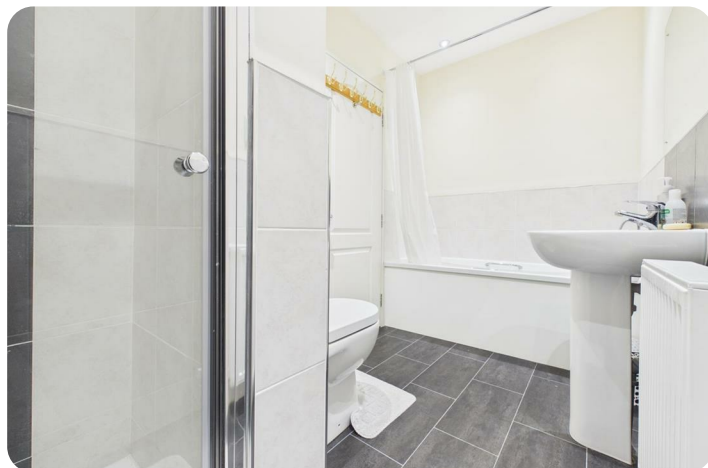
No holiday lets

### 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.



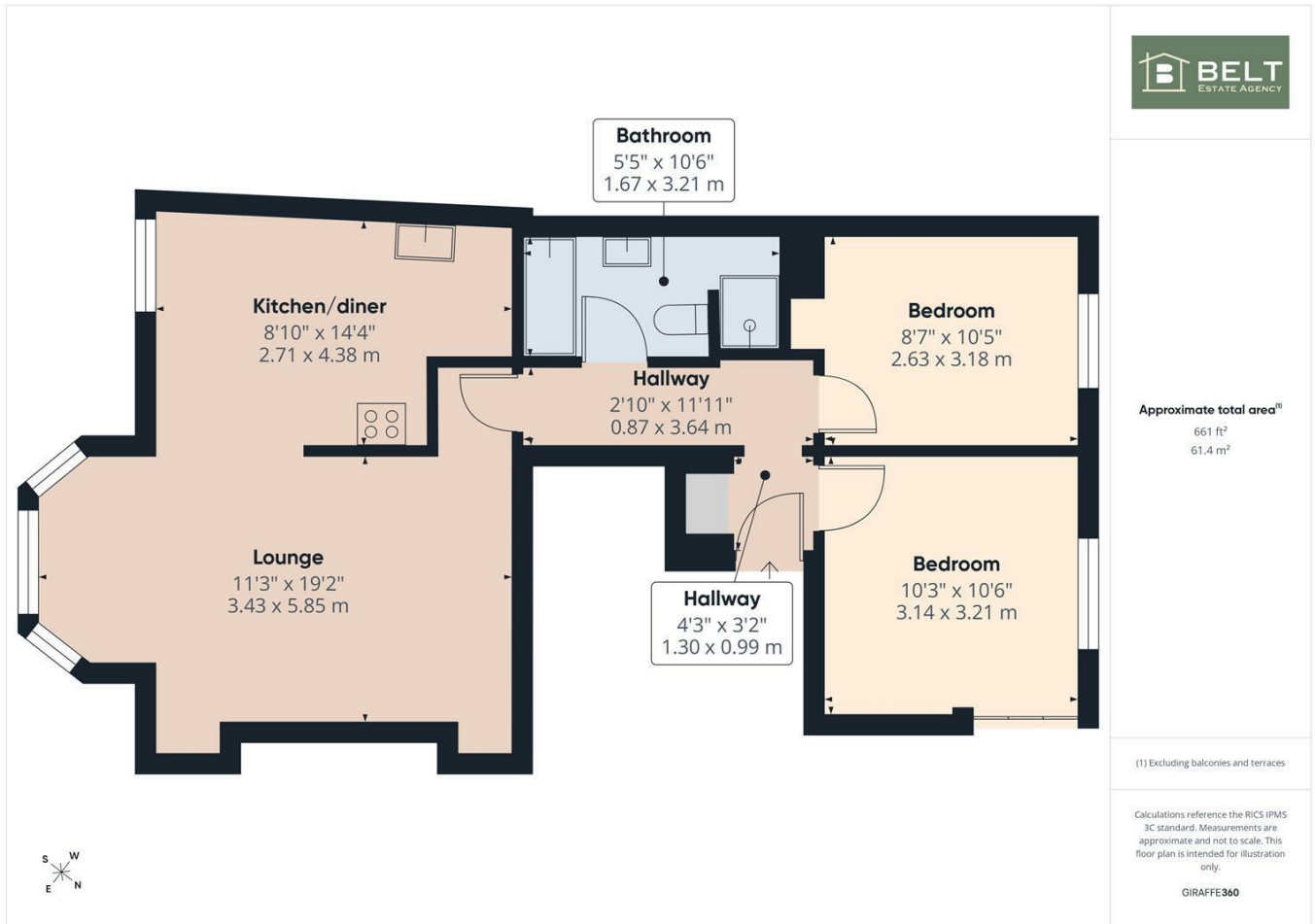
Road Map

Hybrid Map

Terrain Map



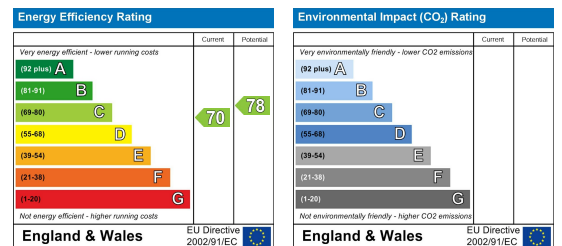
## Floor Plan



## 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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