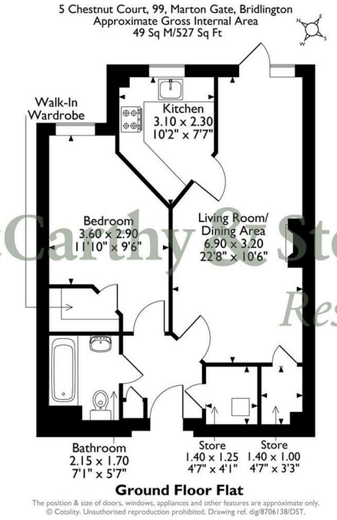
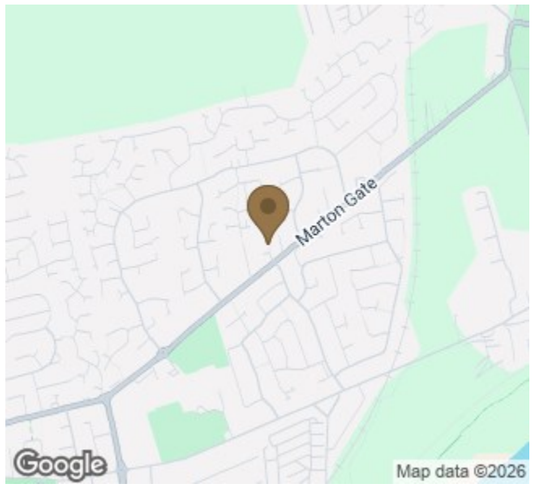
Excellent

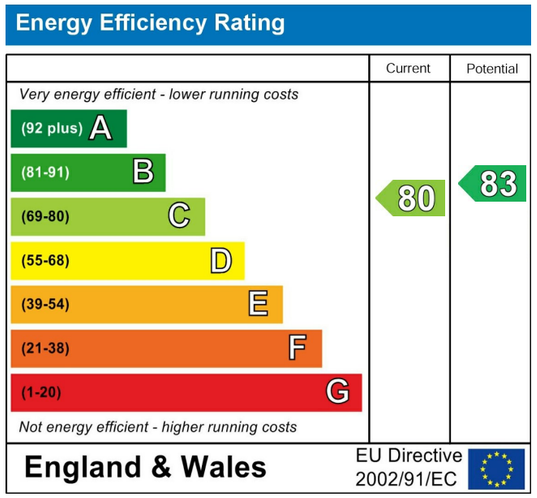
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Registered in England and Wales No. 10716544

The Property Ombudsman







5 Chestnut Court

99 Martongate, Bridlington, YO16 6ZJ

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 5 Chestnut Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £125,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor retirement apartment
- Private patio overlooking communal gardens
- Spacious lounge with dining area
- Separate modern fitted kitchen
- Double bedroom with walk-in wardrobe
- Modern walk-in shower room
- Excellent built-in storage throughout
- 24-hour emergency call system
- Secure intercom entry system
- Close to Bridlington town centre

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

5 Chestnut Court, Bridlington

1 | 1 | Asking price £125,000

Development Overview

Chestnut Court is a purpose-built McCarthy & Stone Retirement Living development in Bridlington, exclusively for the over 60s. The development comprises 32 one and two-bedroom apartments and benefits from a House Manager, 24-hour emergency call system, communal lounge, landscaped gardens and a guest suite for visitors.

Ideally located in this popular coastal town, Chestnut Court offers easy access to Bridlington's beaches, promenade, shops, cafés, restaurants and local amenities. Excellent road, rail and bus links also provide convenient connections to Hull, Scarborough, York, Driffield and Beverley.

Car parking operates via a permit scheme, subject to availability.

Apartment Overview

A spacious and comfortable one-bedroom retirement apartment, ideal for those looking to enjoy an easy, low-maintenance lifestyle within a welcoming retirement community.

The generous living room provides plenty of space to relax or entertain, with a feature fireplace and direct access to a private patio overlooking the attractive communal gardens — perfect for enjoying a morning coffee or sitting outside in warmer weather. A separate fitted kitchen includes an integrated oven, ceramic hob, fridge, freezer and washer/drier.

The double bedroom benefits from a walk-in wardrobe, while the fully tiled shower room features a walk-in shower, vanity unit, WC, heated towel rail and emergency pull cord.

For added peace of mind, the apartment includes a 24-hour emergency call system and secure intercom entry, along with excellent built-in storage.

Parking is available via allocated spaces, subject to availability and an annual fee, currently typically £250.

Landscaped Gardens

One of the main social hubs of Chestnut Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Social Lifestyle

The Communal Lounge is at the heart of the community at Chestnut Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £3,310.73 per annum (up to financial year end 30/06/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information

Lease Length: 999 years from June 2016.
Ground rent: £425 per annum
Ground rent review: January 2031

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













