



## 22 Alexandra Court, Bridlington, YO15 2LB

Ground Floor Apartment | Two Bedrooms | No Onward Chain | Allocated Parking | Beautiful Views | Close To Town Location | Viewing Highly Recommended

- Ground Floor Apartment
- Gas Central Heating
- Council Tax Band - C
- Beautiful Views
- Two Bedrooms
- Managed Freehold Property
- No Onward Chain
- Shared Parking
- EPC Rating - C
- Ideal For First Time Buyers

**£175,000**

Jigsaw Move are pleased to welcome you to this charming ground floor apartment located in the sought-after Alexandra Court, Bridlington. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retreat by the coast.

As you enter, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment also boasts a well-appointed bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this property is its beautiful views, which can be enjoyed from various vantage points within the apartment. The natural light that floods the space enhances the overall appeal, creating a bright and airy environment.

Situated in a popular location, this apartment is conveniently close to the town centre, providing easy access to a range of local amenities, shops, and eateries. Additionally, the property benefits from private shared parking, offering peace of mind for those with vehicles.

With no onward chain, this apartment presents a fantastic opportunity for buyers looking to move in without delay. Whether you are seeking a permanent residence or a holiday home, this property is sure to impress. Do not miss the chance to make this lovely apartment your own in the beautiful coastal town of Bridlington.

#### Lease Details:

We understand that the property is leasehold with a share of the freehold and has 275 years remaining from 1st January 2010 with approx. £250 years remaining.

Service charge of approx. £1100pa include buildings insurance, maintenance and upkeep of the gardens

## ACCOMMODATION

### Entrance Hallway

### Lounge

### Kitchen

### Bedroom One

### Bedroom Two

### Bathroom

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

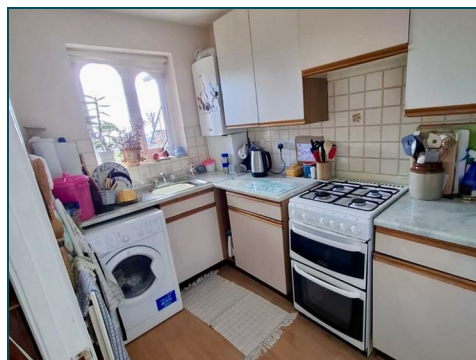
info@jigsawmove.co.uk

## COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

## OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

## PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

## UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTC (fibre to the cabinet)

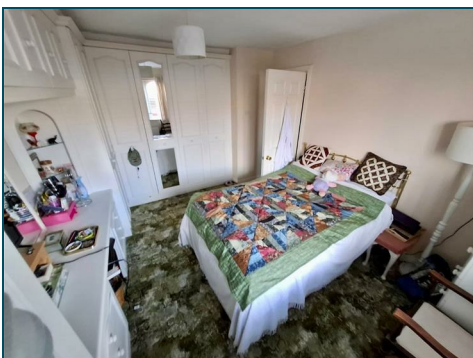
Mobile signal/coverage is good in this area

## VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

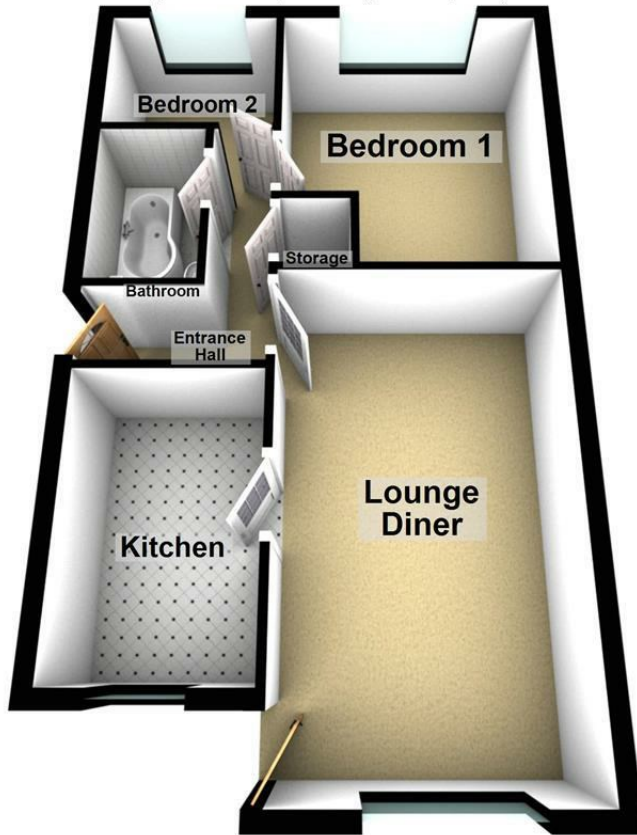
## WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



## Ground Floor

Approx. 44.8 sq. metres (481.7 sq. feet)



Total area: approx. 44.8 sq. metres (481.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	75
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		71	80
		EU Directive 2002/91/EC	