



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

Price Guide £130,000



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A one bedroom third 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 third 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. No ongoing chain.

Entrance:

Secure communal entrance with ground floor office/reception.

There are both lift and staircase access to the third floor. Private entrance door into a inner hall, electric radiator and built in storage cupboard.

Lounge/diner:

16'3" x 10'11" (4.97m x 3.34m)

A spacious rear facing room, electric radiator and upvc double glazed french doors onto the outer balcony.

Outer balcony:

Sea views.

Kitchen:

8'8" x 7'3" (2.66m x 2.21m)

Fitted with a range of modern base and wall units, one and a half stainless steel unit, electric oven and hob with stainless steel extractor. Under cupboard lighting, part wall tiled, integrated fridge/freezer and washer dryer.

Bedroom:

16'6" x 10'5" (5.04m x 3.18m)

A spacious rear facing double room, built in storage cupboard housing hot water store, electric radiator and upvc double glazed window.

Bathroom:

8'5" x 7'1" (2.58m x 2.17m)

Comprises shower cubicle with plumbed in shower, wash hand basin and wc. Extractor, electric towel rail, full wall tiled, shaver socket and electric fan heater.

Exterior:

Communal grounds with small garden area. Separate cycle/scooter storage. There is a side access leading straight onto the sea front. Concealed waste and refuse area. Non-designated residents parking.

Notes:

Leasehold 999 year lease. Current ground rent £250 p.a (fixed for 1st 25 years).

The current service charge is £577.57 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.

Council tax band B

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 security system and smoke alarm.

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.

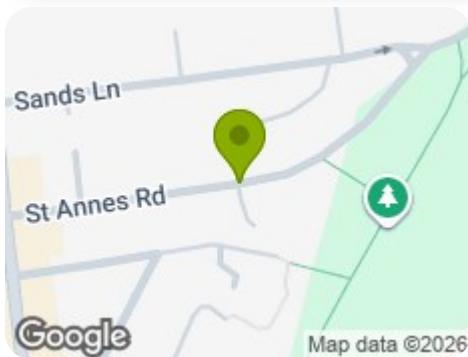
PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



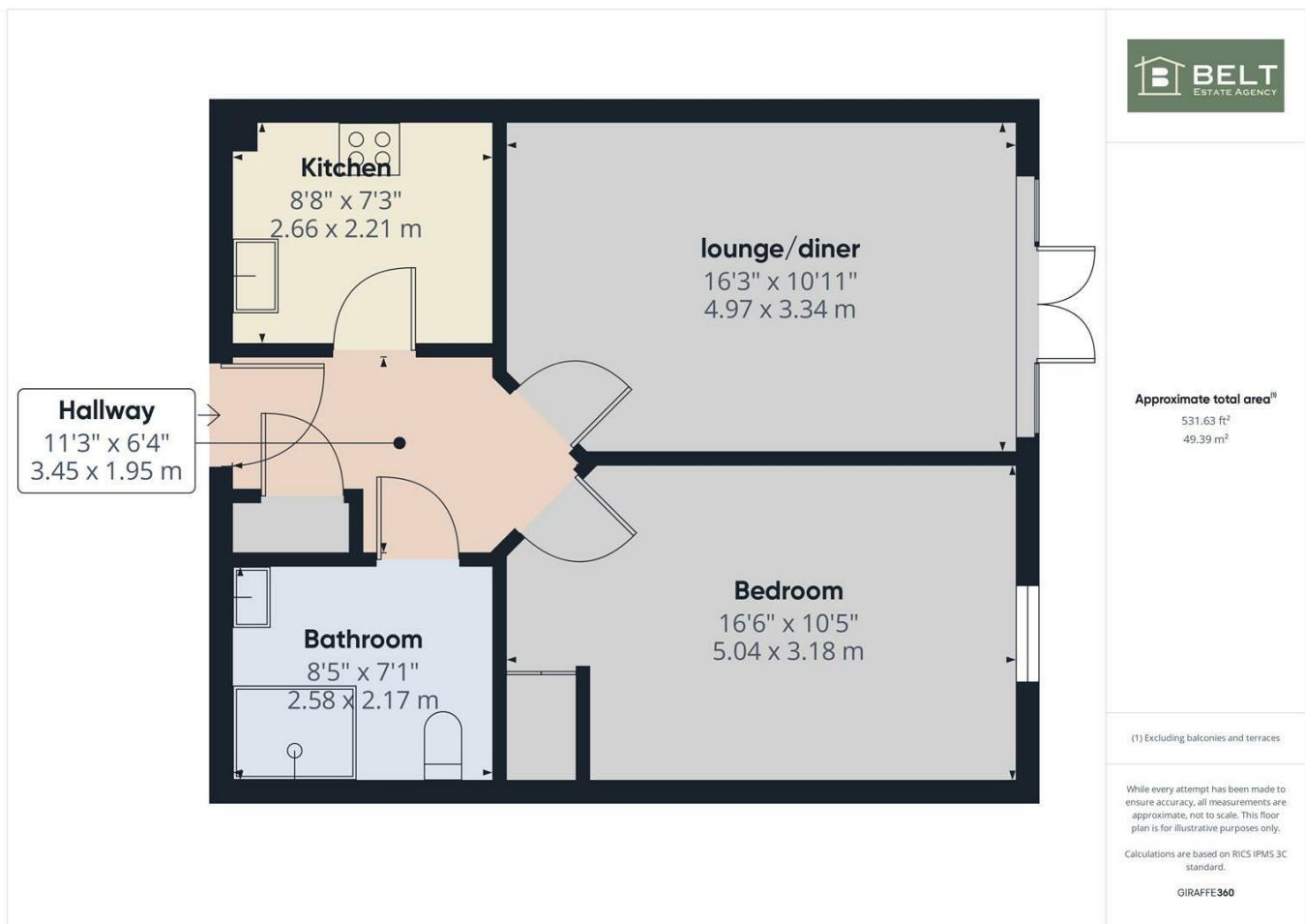
Road Map

Hybrid Map

Terrain Map



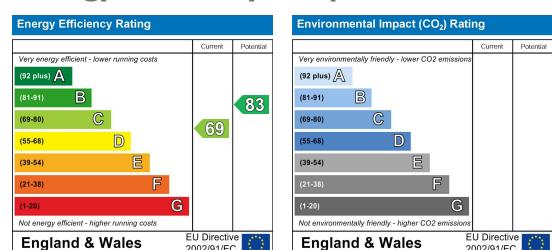
Floor Plan



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.



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