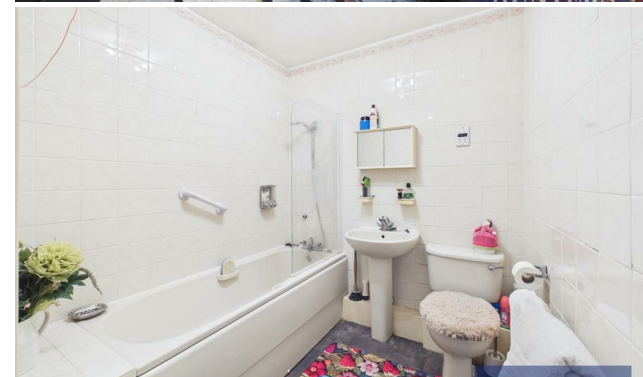




Avenue Court, Westgate, Bridlington

- First Floor Flat
- Over 55's Accommodation
- Communal Parking
- Two Bedrooms
- Lift Access
- EPC Grade: E

Asking Price £90,000

Tenure: Leasehold

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HERE TO GET *you* THERE

Avenue Court, Westgate, Bridlington

DESCRIPTION

Hunters are delighted to offer to the market this well-presented first-floor apartment, situated within the popular and well-maintained Avenue Court development in Bridlington.

Offering comfortable and low-maintenance accommodation throughout, this two-bedroom apartment is ideally suited to those looking to downsize, retire, or enjoy secure apartment living within a friendly community setting.

The accommodation briefly comprises a welcoming entrance hall, a spacious lounge filled with natural light, a fitted kitchen, two bedrooms, and a bathroom. The principal bedroom is a generous double room, whilst the second bedroom offers flexible accommodation for guests, hobbies, or a home office.

Residents benefit from well-kept communal areas, attractive shared gardens and communal parking. The development is managed by Anchor, providing peace of mind and assistance with the upkeep of the communal facilities. The apartment is conveniently positioned close to local amenities, transport links and the town centre.

Early viewing is highly recommended.

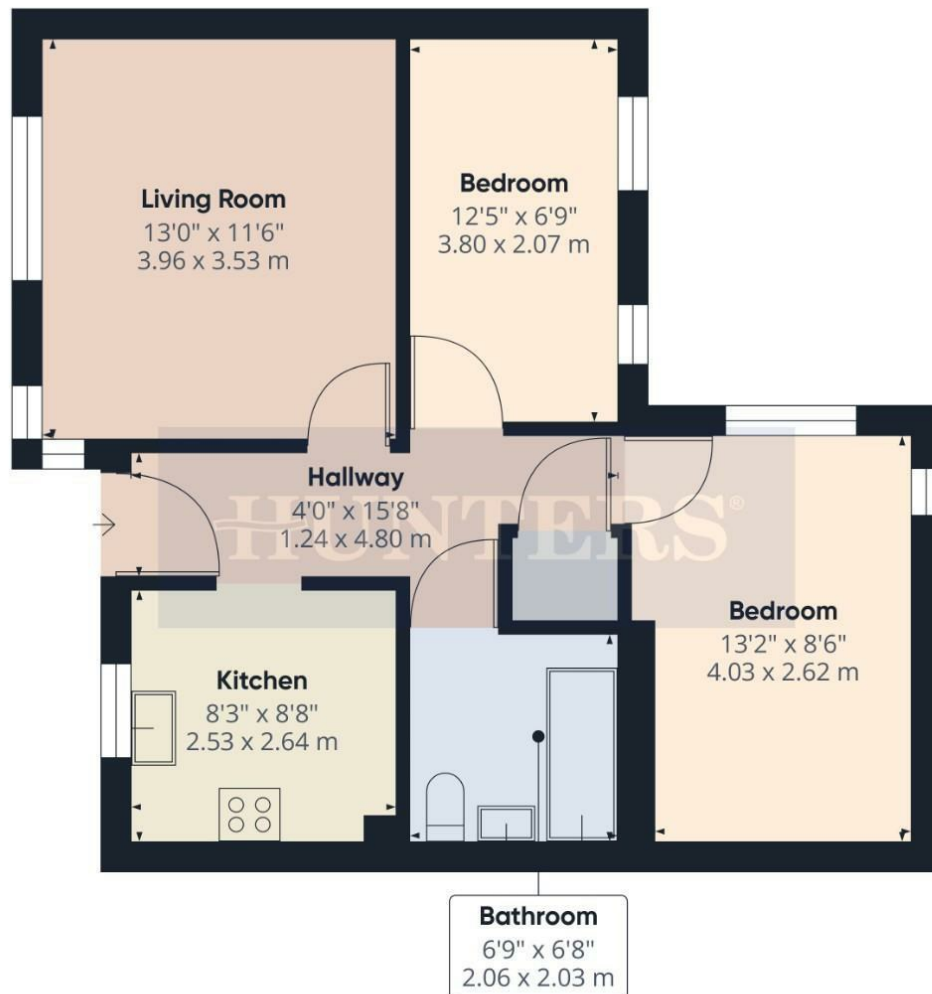


HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.

Material Information Bridlington

The property is understood to be leasehold, with the seller advising that the lease was granted for 125 years from 1996 and has approximately 95 years remaining. The current service charge is stated to be approximately £2,006.92 per annum and the development is managed by Anchor. The seller has also advised that they are permitted to keep pets within the property and that responsibility generally extends to everything within the four walls of the apartment. This information has been provided by the seller and interested parties should rely on their own legal investigations. We would always recommend that buyers ask their solicitor to verify the lease terms, service charges, restrictions and any other leasehold obligations during the conveyancing process.



HUNTERS

Approximate total area⁽¹⁾
551 ft²
51.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		74	(55-68) D
(39-54) E	48		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

27 Quay Road, Bridlington, YO15 2AR

Tel: 01262 674252 Email:

bridlington@hunters.com <https://www.hunters.com>



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