BELT
ESTATE AGENCY

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12 Avenue Court, Westgate, Bridlington, YO16 4QG

Offers Around £89,950

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The Property Ombudsman
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12 Avenue Court, Westgate

Bridlington, YO16 4QG

Offers Around £89,950

A spacious first floor apartment for the over 55's situated in this prestigious development in the heart of Bridlington Old Town opposite Westgate Park. There is a bus stop outside the property. It is only a short walk from Westgate into the old historic High Street with a full range of curio shops, galleries, tea room's, restaurants and public houses.

The development is within this listed building and within the conservation area won civic awards when first developed.

The property comprises: private entrance, spacious lounge/diner, kitchen, two spacious double bedrooms and bathroom. The property has been recently re-decorated and new carpets. Exterior: communal gardens, communal guest room which adjoins the estate office and laundry room. The estate is operated by Anchor Housing Association with on-site manager.

Communal entrance:

Secure entry phone system into communal hall, staircase and lift facility to the first floor.

Entrance:

Door into inner hall, deep built in storage cupboard and electric radiator.

Lounge/diner:

20'3" x 14'6" (6.19m x 4.42m)

A spacious double aspect room, one double glazed window and three single glazed windows, deep built in storage cupboard and two electric radiators.

Kitchen:

9'7" x 6'1" (2.93m x 1.86m)

Fitted with a range of base and wall units, stainless steel sink unit, part wall tiled, space for a fridge/freezer, electric oven and hob with extractor over.

Bedroom:

15'1" x 10'5" (4.60m x 3.20m)

A front facing double room, over looking the bowling green, sash window and electric radiator.

Bedroom:

12'4" x 9'1" (3.76m x 2.77m)

A front facing double room, over looking the bowling green, sash window and electric radiator.

Bathroom:

8'8" x 8'0" (2.66m x 2.46m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, built in storage cupboard, extractor, shaver socket, sash window and electric ladder radiator.

Exterior:

Avenue Court has some stunning grounds that are communal to all residents. The courtyard area is particularly pleasant featuring the architecture of the main building and gardens with seating. There is a main office with an on site manager operated by Hanover plus access to both the communal lounge and unlimited free use of

launderette and dryers provided for the residents.
There is ample car parking for both residents and visitors.
The main gate has a remote control system with access code for added security.
Local bus stop outside the gate.

Notes:

The leasehold property is held on a lease 125 years from 7th November 1996.
There is a current maintenance charge of £338.91 per month. This covers cost of gardening, window cleaning, outside lighting, water rates, estate manager, property insurance, 24 hour call system (via pull cords in the apartment).
The vendor has let us know that the electric water heater was new in 2023 and provides instant hot water.
The vendor has let us know the oven and hob were newly fitted 2023.
The vendor has let us know the consumer unit has been replaced within the last 4 years.
The vendor has let us know that the complex at Avenue Court is currently being modernised.

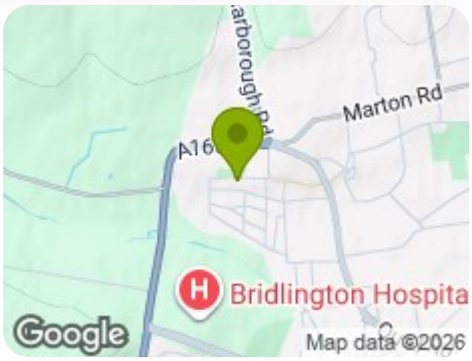
Purchase procedure

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.

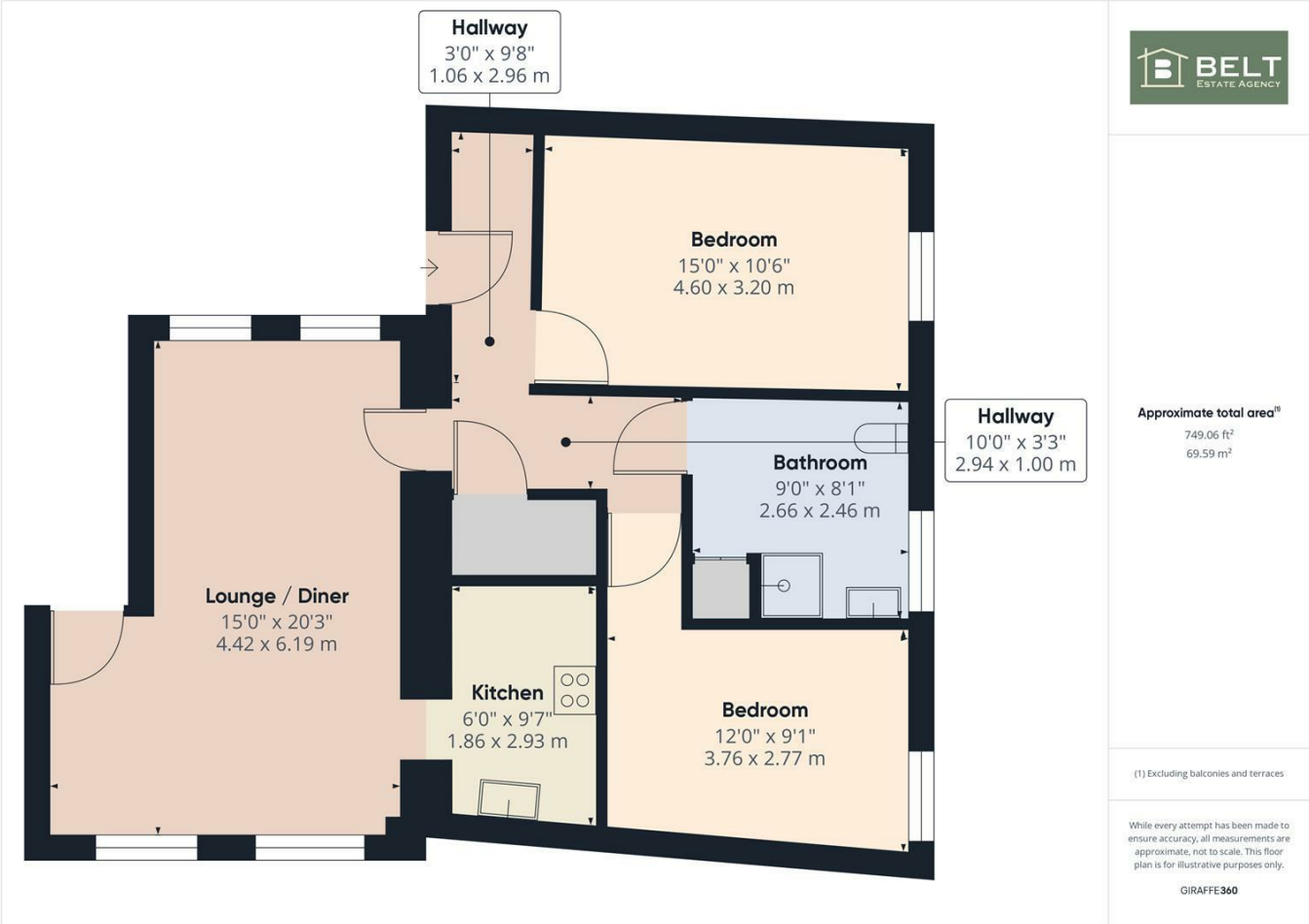
General Notes:

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



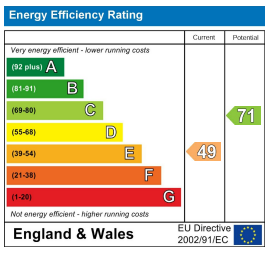
Floor Plan

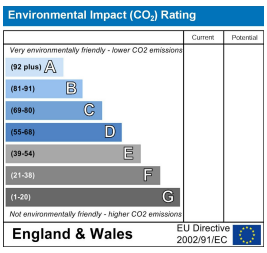


Viewing

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.