



Apartment 1, Kings Court
111-113 Cardigan Road
Bridlington
YO15 3LP

ASKING PRICE OF

£135,000

2 Bedroom Ground Floor Apartment



Main Building



2



1



1



Allocated
Parking



Electric Heating

Apartment 1, Kings Court, 111-113 Cardigan Road, Bridlington, YO15 3LP

Step inside this beautifully presented and exceptionally spacious two-bedroom apartment, boasting its own private entrance, a generous lounge and a sleek modern kitchen and bathroom, this superb home has been thoughtfully designed for easy, low-maintenance living. Further benefits include a dedicated parking space and access to a charming communal patio garden, providing a peaceful outdoor retreat. Perfectly suited as a tranquil coastal retirement home or an idyllic holiday escape, this attractive property is offered with no onward chain, presenting a rare opportunity to move straight in and start enjoying the lifestyle on offer.

With its own private entrance and a pitched roof, the property enjoys a distinct bungalow-style feel, offering a sense of independence and privacy rarely found in apartment living. This unique design enhances the spacious, single-level layout, making it particularly appealing for those seeking comfortable, easy living.

The Cardigan Road area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery. A short walk to the stunning South Side beach and seafront, while Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming coastal town offering the perfect blend of seaside living and modern amenities. Renowned for being the lobster capital, its beautiful sandy beaches, historic harbour and traditional promenade, the town also provides a range of shops, cafés, restaurants and leisure facilities. With excellent transport links, well-regarded schools and easy access to the stunning Yorkshire Wolds countryside, Bridlington is an attractive location for families, retirees and holiday home buyers alike.



Hall



Lounge



Kitchen



Bedroom 1

Accommodation

ENTRANCE HALL

41' 8" x 3' 8" (12.7m x 1.13m)

The property is accessed via its own private composite front door, leading into a welcoming entrance hall that provides access to all principal rooms. Double doors open to a handy storage cupboard, currently used as a pantry/utility space, which houses the water tank and also offers plumbing and space for a washing machine along with excellent additional storage. The hallway also provides practical space for coat hanging and is fitted with an electric radiator, creating a warm and inviting first impression.

LOUNGE

12' 9" x 16' 0" (3.90m x 4.89m)

The bright, south-facing lounge is a standout feature of the property, enjoying an abundance of natural light and benefitting from uPVC sliding doors that open directly onto the communal patio garden. A charming feature fireplace provides a focal point with space for an electric fire and an electric radiator is also in situ.

KITCHEN

10' 10" x 11' 8" (3.32m x 3.56m)

The kitchen is both stylish and well equipped, featuring a range of white gloss base and drawer units with worktops over and a matching splashback, complemented by attractive grey herringbone vinyl flooring. Natural light floods the space via a Velux window, while an electric radiator provides warmth and comfort. Integrated appliances include a fridge and freezer, dishwasher, Neff double oven and an induction hob. Further thoughtful storage solutions include a pull-out larder unit, carousel storage within the corner cupboards and a convenient pull-out waste bin. An inset stainless steel sink with mixer tap completes this practical kitchen space.

BEDROOM 1

10' 4" x 11' 8" (3.16m x 3.57m)

The bedroom enjoys a peaceful aspect with a window to the side elevation, fitted with inset blinds for privacy and light control, and is complemented by an electric radiator to ensure warmth and comfort.



Bedroom 2



Shower Room



Communal Patio Garden



Communal Patio Garden

BEDROOM 2

8' 7" x 11' 8" (2.62m x 3.56m)

The second bedroom, currently utilised as a dining space, also benefits from a window to the side elevation, an electric radiator and a handy storage cupboard.

SHOWER ROOM

9' 8" x 6' 4" (2.96m x 1.94m)

The shower room is a generously sized space featuring a walk-in shower with a double showerhead and glass screen, a wash hand basin, and a WC. Practical finishes include vinyl flooring, an extractor fan, and an electric radiator.

COMMUNAL GARDEN

The communal garden offers a south-facing patio area, perfect for enjoying the sunshine and creating your own seating or dining space. The area is further enhanced by a colourful flower bed, offering a charming and tranquil outdoor retreat.

PARKING

The property further benefits from its own dedicated parking space, providing convenient off-road parking.

TENURE

Leasehold. The property has a 999 year lease from 2012. The service charges are £1200 per annum and the ground rent payable is £200 per annum. The lease states that no pets are allowed.

SERVICES

Electric, water and mains drainage are available at the property.

COUNCIL TAX BAND - BAND A

ENERGY PERFORMANCE CERTIFICATE - TBC



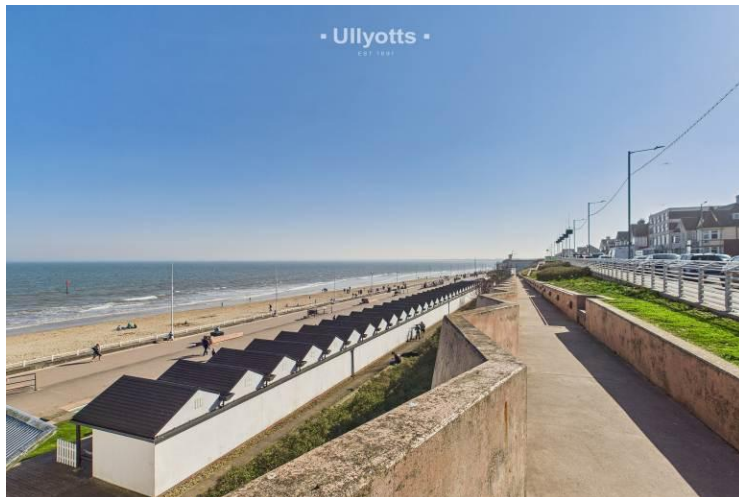
Allocated Parking Space



Feature Fire Place



Nearby Harbour



Nearby Southside Beach

NOTE

Heating systems and other services have not been checked by Ulllyotts.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

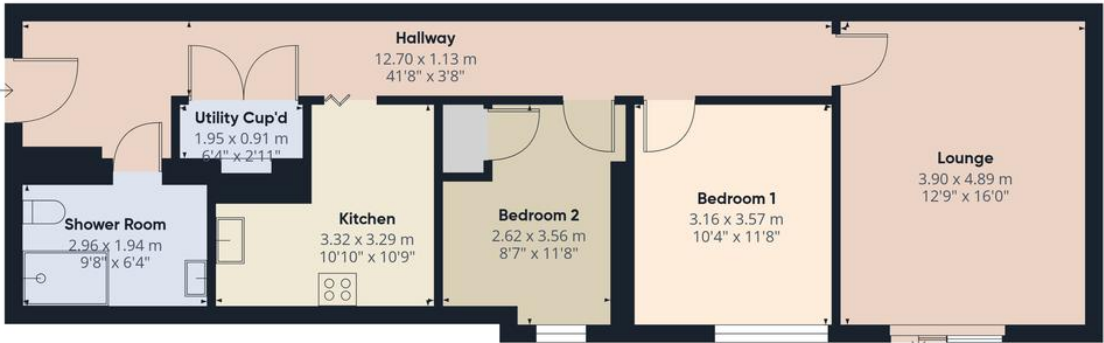
The digitally calculated floor area is (72.8m2 or 784ft2). This area may differ from the floor area on the Energy Performance Certificate.

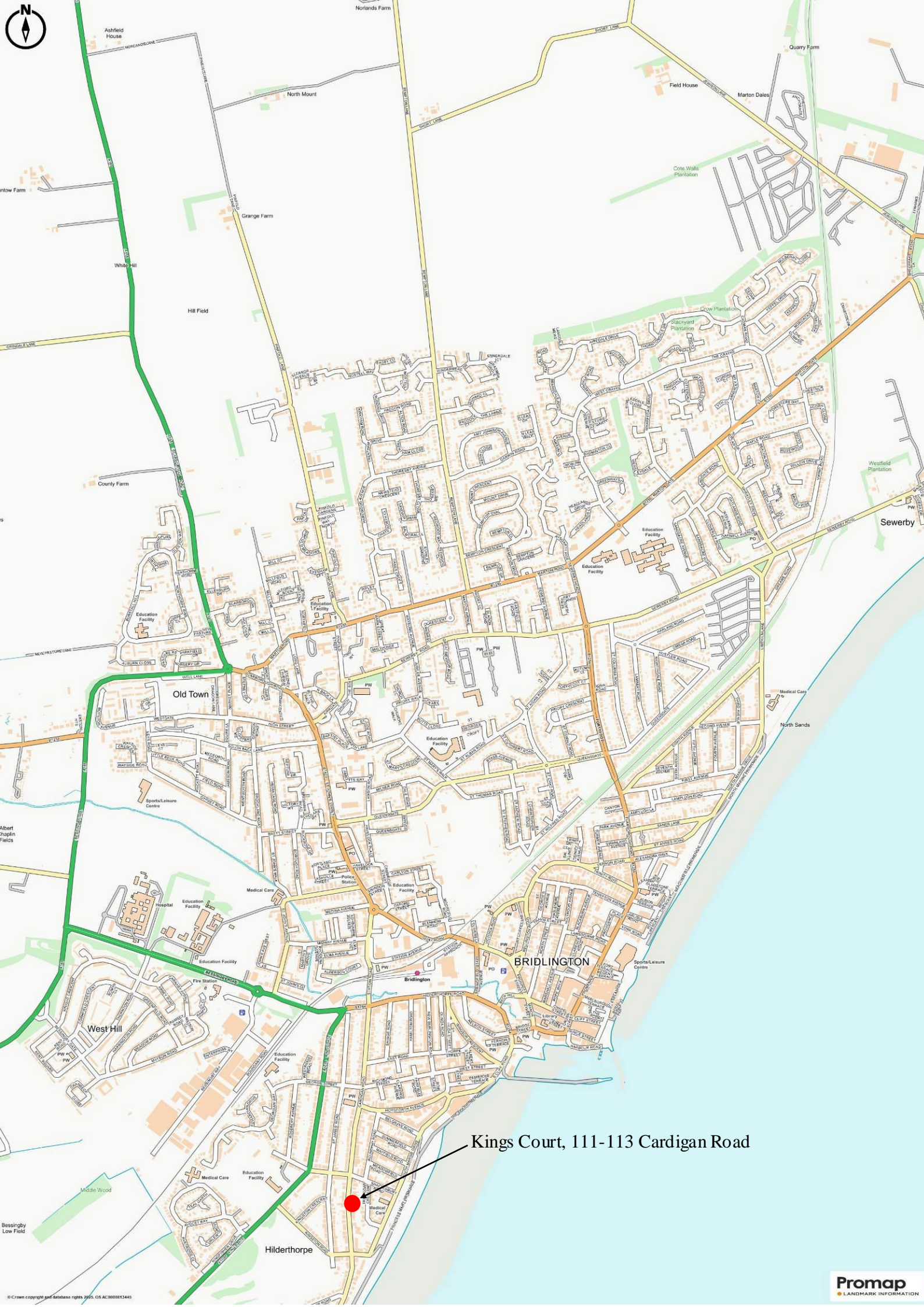
Approximate total area[®]
72.8 m²
784 ft²

(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





Kings Court, 111-113 Cardigan Road

■ Est. 1891 ■
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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