BELT
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL
Telephone: 01262 672253
Email: property@beltsestateagents.co.uk
www.beltsestateagents.co.uk

Flat 2, 1 Swanland Avenue, Bridlington, YO15 2HH

Price Guide £47,950

1 | 1 | 1 | E

The Property Ombudsman

naea | propertymark
PROTECTED

Flat 2, 1 Swanland Avenue

Bridlington, YO15 2HH

Price Guide £47,950

Welcome to Swanland Avenue, Bridlington, this one bedroom flat presents an excellent opportunity for a single person or those seeking a weekend retreat. The property has one reception room, a comfortable bedroom, shower and wc, all designed to provide a cosy atmosphere.

This flat is in move-in condition, allowing you to settle in without delay.

Its prime location just off Flamborough Road offers easy access to the stunning North beach, perfect for leisurely strolls or enjoying the seaside. Additionally, a variety of local shops are within close reach, ensuring that all your daily needs are conveniently met. The town centre is also just a short walk away, providing further amenities and attractions.

With no ongoing chain, this property is ready for you to make it your own. Whether you are looking for a permanent residence or a getaway, this flat is an ideal choice.

Entrance:

3'8" x 2'9" (1.13m x 0.84m)

Door into inner lobby.

Open plan kitchen/living:

16'8" x 11'8" (5.09m x 3.58m)

A front facing room, fitted with a range of base and wall units, stainless steel sink unit, space for fridge, plumbing for washing machine, part wall tiled, upvc double glazed bay window and electric night storage heater.

Bedroom:

10'3" x 7'4" (3.13m x 2.24m)

A side facing double room, shower cubicle with electric shower and upvc double glazed window.

Wc:

4'0" x 2'3" (1.22m x 0.71m)

Wc, wash hand basin and upvc double glazed window.

Notes:

Council tax band: A

The property is leasehold with a share of the freehold

Lease 250 years from 1st January 2004.

A community payment of £25 a month towards any repairs and insurance.

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.

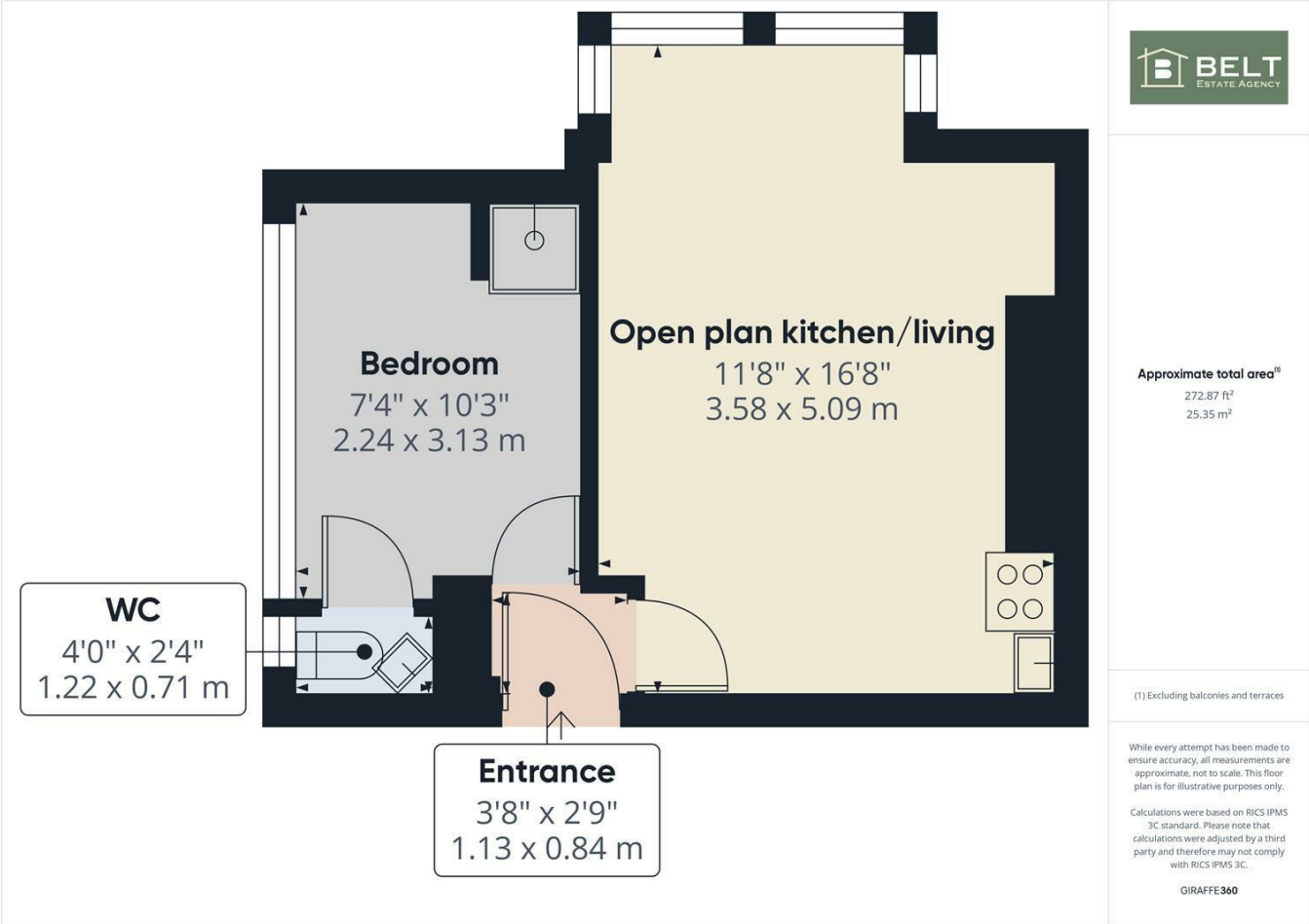
General Notes:

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

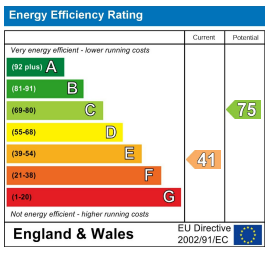
Floor Plan

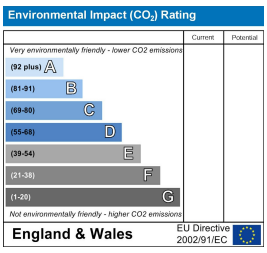


Viewing

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.