



BELT
ESTATE AGENCY

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Flat 3, 7 Trinity Road, Bridlington, YO15 2EZ

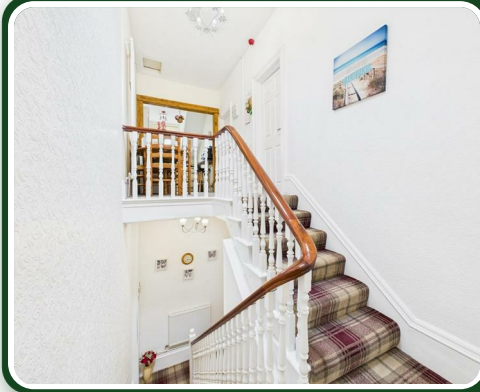
Price Guide £114,950



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An immaculate second floor apartment with good size living space. Ideally located for town centre facilities, leisure complex, 'Costcutter' convenience store and approximately 500 metres away from access to the foreshore.

The property comprises: communal entrance to staircase to apartment three, private entrance door to staircase to a spacious landing, lounge, modern open plan kitchen/diner, three good size bedrooms and modern bathroom. Upvc double glazing and gas central heating. The property is freehold.

Entrance:

Door leads into communal entrance and staircase to apartment three.

Private entrance:

Door into inner hall, central heating radiator, velux window and staircase to a spacious landing.

Kitchen/diner:

19'9" x 6'3" (6.04m x 1.92m)

A modern open plan kitchen/diner fitted with a range of base and wall units, sink unit, electric oven and hob with extractor over. Upvc double glazed window and central heating radiator.

Lounge:

13'2" x 11'8" (4.02m x 3.57m)

A spacious front facing room, upvc double glazed window and central heating radiator.

Bedroom:

13'8" x 11'9" (4.18m x 3.60m)

A spacious rear facing double room, feature tiled fire place with modern electric fire and velux window.

Bedroom:

10'7" x 9'10" (3.23m x 3.01m)

A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

8'7" x 7'11" (2.62m x 2.43m)

A rear facing room currently used as a utility, gas combi boiler, plumbing for washing machine and upvc double glazed window.

Bathroom:

7'6" x 6'2" (2.30m x 1.88m)

Comprises bath with shower attachment, wc and wash hand basin in a vanity unit. Part wall tiled, old school radiator with towel rail and upvc double glazed window.

Notes:

The vendor has informed us that the lease was issued 19/10/2012 for 125 years.

Council tax band: A

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



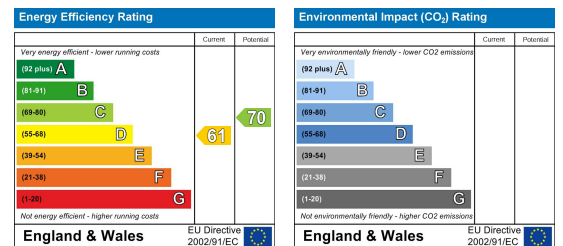
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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