

3 Avenue Court
Bridlington
YO16 4QG

OFFERS OVER

£70,000

1 Bedroom Ground Floor Flat

Ullyotts Est. 1891 Estate Agents

01262 401401



Kitchen

1 | 1 | 1 | Off Road Parking, | Electric Heating

3 Avenue Court, Bridlington, YO16 4QG

A purpose-built ground floor apartment in this well-established warden-assisted block for over 55's, constructed in 1996 by Messrs Shepherd Homes of York under the NHBC scheme. The property is now managed by Anchor Hanover Housing, with full community lounge, on-site House Manager, emergency call systems and established gardens.

This one bedroomed apartment offers spacious living space, shower room, kitchen and recently upgraded infra-red panel heaters. The property is in good order throughout and ready for immediate occupation.

BRIDLINGTON

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Lounge



Lounge



Bedroom



Shower Room

Accommodation

ACCESS TO APARTMENT

The entrance is via the courtyard through a part-glazed door which leads in to:

HALLWAY

With doors to all rooms, storage cupboard, emergency pull-cord for 24 hour assistance, this is also placed in the kitchen, bedroom and bathroom. Infra-red panel heater, laminate flooring and doors to:

LOUNGE

15' 5" x 11' 4" (4.720m x 3.455m)
With wooden sash window to courtyard with secondary glazing, infra-red panel heater, "Kandinsky" art work, laminate flooring and folding door to:

KITCHEN

8' 8" x 7' 1" (2.662m x 2.160m)
With vinyl tiled flooring and a range of wall and base units with worktop over, built-in electric grill and oven, electric hob with extractor, ceramic one and a half bowl sink with mixer tap over. Space for fridge/freezer and single glazed wooden sash window facing on to Westgate.

BEDROOM

12' 2" x 9' 6" (3.723m x 2.905m)
With laminate flooring, secondary glazed sash window to Westgate. Infra-red heating panel and built-in wardrobes.

SHOWER ROOM

8' 3" x 7' 5" (2.535m x 2.266m)
With rectangular shower cubicle with sliding door, thermostatic shower over and wet wall surround. Wooden sash window to courtyard, low level WC and wash hand basin with tiled splash back and stainless electric towel ladder. Storage cupboard housing the modern "Aztec" board heater. Vinyl tiled flooring and extractor fan.

COMMUNAL FACILITIES

Communal sunroom, laundrette and activity space where coffee mornings, fundraising events, seasonal activities and different clubs are held.



Shower Room



Laundrette



External



Front View

OUTSIDE

Communal courtyard garden with colourful flower beds and shrubs maintained voluntarily by the residents. Numerous communal benches and gated grounds. There are ample car parking spaces however, these are on a first come first served basis.

TENURE

We understand that the property is leasehold with no ground rent payable. The charges for 2026 / 2027 are £328 per month up to 1st April 2027. For the new financial year 2027 / 2028 the fees will reduce to £293 from 1st April 2027. This includes benefits such as the on-site estate manager, grounds maintenance and communal utilities etc.

SERVICES

Electric and water services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band F. This rating is the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTE

Heating systems and other services have not been checked.

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 Ullyotts.

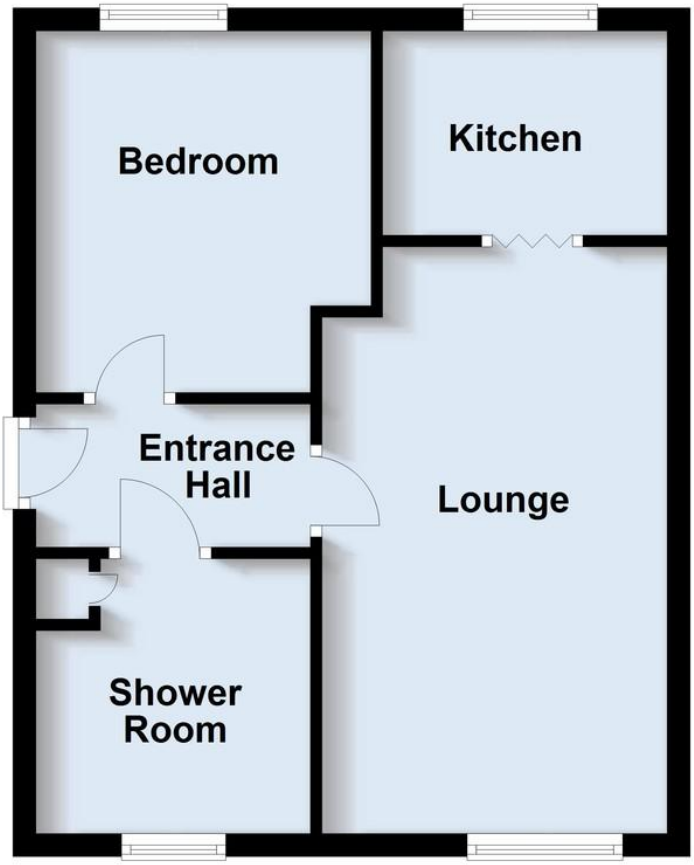
Regulated by RICS



Entrance

The digitally calculated floor area is 52 sq m (560 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor




3 Avenue Court
Old Town
BRIDLINGTON
Bridlington
Hilderthorpe
West Hill
Sewerby
North Sands
Grange Farm
Hill Field
County Farm
White Hill
Cote Walls Plantation
Crow Plantation
Stackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Beck
Sports/Leisure Centre
Police Station
Fire Station
Hospital
Medical Care
Education Facility
Library
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