



BELT
ESTATE AGENCY

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Flat 4, St. Johns Flats 3-5 St. Johns Avenue, Bridlington, YO16

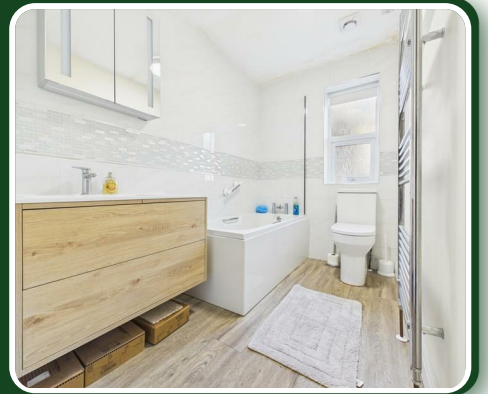
Reduced To £74,950



Flat 4, St. Johns Flats 3-5 St. Johns Avenue

Bridlington, YO16 4ND

Reduced To £74,950



Welcome to St. Johns Avenue in the coastal town of Bridlington. This apartment presents an excellent opportunity for those seeking a comfortable and convenient living space.

The property features a well-appointed reception room, a cosy bedroom, and a modern bathroom, making it ideal for individuals or couples looking for a low-maintenance home.

One of the standout features of this apartment is its advantageous location. Residents will find themselves within easy reach of local shops, and a supermarket and the nearby train station further enhances the appeal. Additionally, the town centre is just a short distance away, offering a variety of amenities and leisure options.

For those with a vehicle, the property includes parking in private communal car park. With no ongoing chain, this apartment is ready for you to move in and make it your own.

Don't miss the chance to view this lovely property.

Communal entrance:

Entry phone system gives access to communal hall and staircase to the first floor.

Private entrance:

Door into inner hall, central heating radiator.

Lounge/diner:

13'10" x 11'5" (4.22m x 3.49m)

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

Kitchen:

9'2" x 6'0" (2.81m x 1.85m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Gas combi boiler, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

11'5" x 9'1" (3.49m x 2.78m)

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

Bathroom:

12'7" x 5'4" (3.85m x 1.64m)

Comprises modern suite, bath, wc and wash hand basin with vanity unit. Part wall tiled, extractor, built in storage cupboards, upvc double glazed window and chrome ladder radiator.

Exterior:

To the rear of the property is a private communal car park.

Notes:

Council tax band: A

The property is leasehold.

A 999 year lease from Feb 1992.

Ground rent £100.00 per annum and £400.00 service charge per annum.

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.

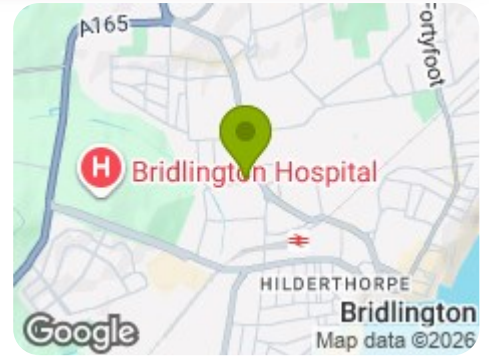
General Notes:

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.

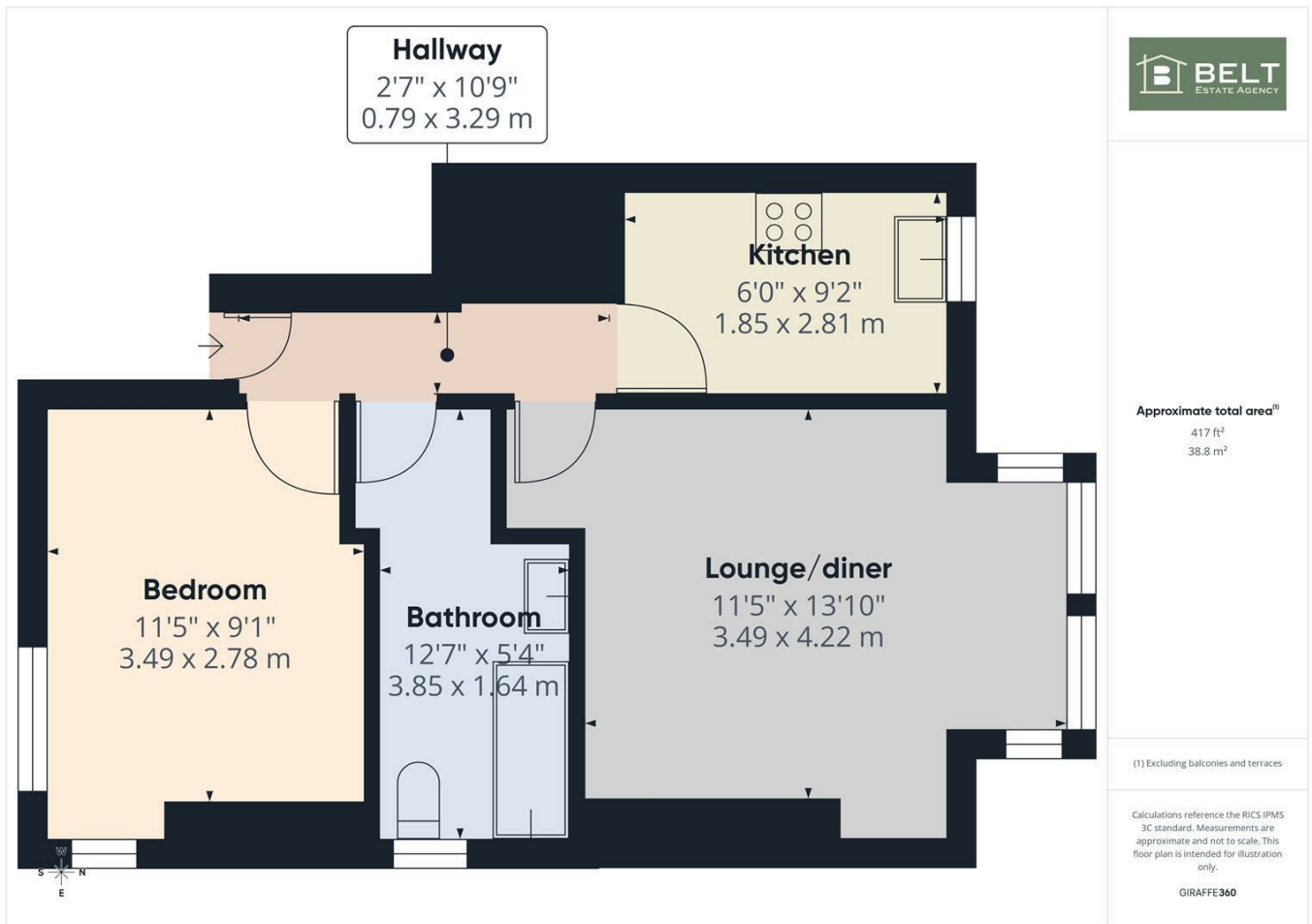
Road Map

Hybrid Map

Terrain Map



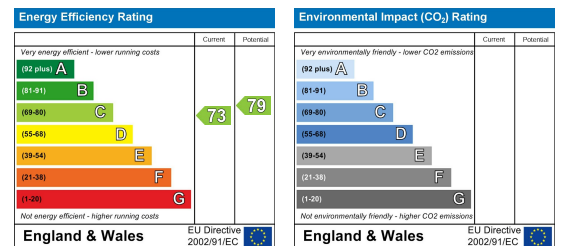
Floor Plan



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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