



**BELT**  
ESTATE AGENCY

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## Apartment 11, Marton House, Langdale Court, Bridlington,

Price Guide £90,000



# Apartment 11, Marton House, Langdale Court

Bridlington, YO16 6RZ

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Welcome to Langdale Court, a well-presented, purpose-built modern apartment situated in a prime residential area just off Martongate.

As you enter this second-floor residence, you will find a spacious open plan kitchen/dining/living area that invites relaxation and social gatherings. The apartment features two comfortable bedrooms, providing ample space for family or guests. The bathroom is well-appointed, ensuring all your needs are met.

The location is ideal, with schools, shops, and local amenities just a stone's throw away.

Whether you are a first-time buyer looking to step onto the property ladder, seeking a weekend retreat or holiday home, or considering an investment opportunity with good letting potential, this flat caters to a variety of needs. Don't miss out on the chance to make this lovely apartment your own.

### **Communal entrance:**

Entry door system gives access to communal hall, staircase to second floor.

### **Private entrance:**

Door into inner hall, two built in storage cupboards, one housing hot water store and electric radiator.

### **Open plan kitchen/dining/living:**

18'4" x 13'5" (5.60m x 4.10m)

### **Kitchen:**

Fitted with a range of modern base and wall units,

stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, space for fridge/freezer and upvc double glazed window.

### **Lounge/diner:**

A spacious front facing room, two upvc double glazed windows and electric radiator.

### **Bedroom:**

9'6" x 9'5" (2.90m x 2.89m)

A rear facing double room, built in mirrored sliding wardrobe, upvc double glazed window and electric radiator.

### **Bedroom:**

12'2" x 6'2" (3.72m x 1.89m)

A side facing single room, upvc double glazed window and electric radiator.

### **Bathroom:**

6'3" x 5'10" (1.92m x 1.80m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, extractor and shaver socket.

### **Exterior:**

To the rear of the property is a private car park with one allocated car parking space.

## Notes:

Council tax band: B

The property is leasehold 155 years from Jan 2006

Ground rent £227.40 per annum

Service charge £158.63 a month

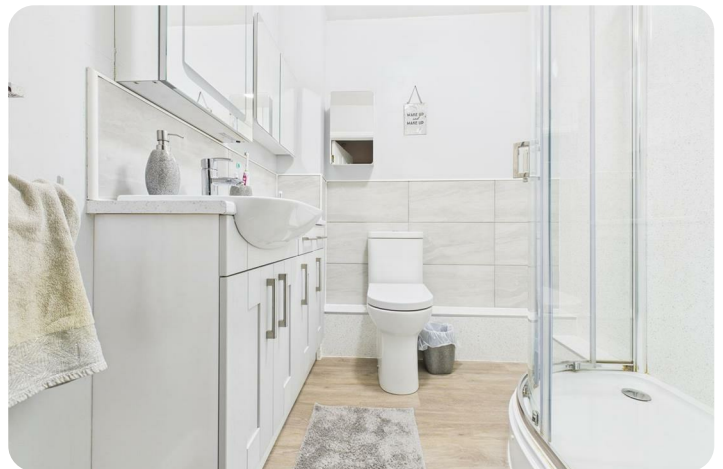
## Purchase procedure

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

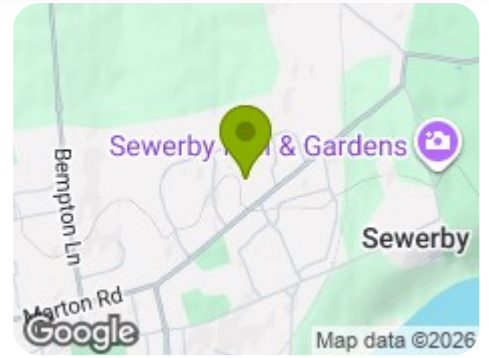
the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



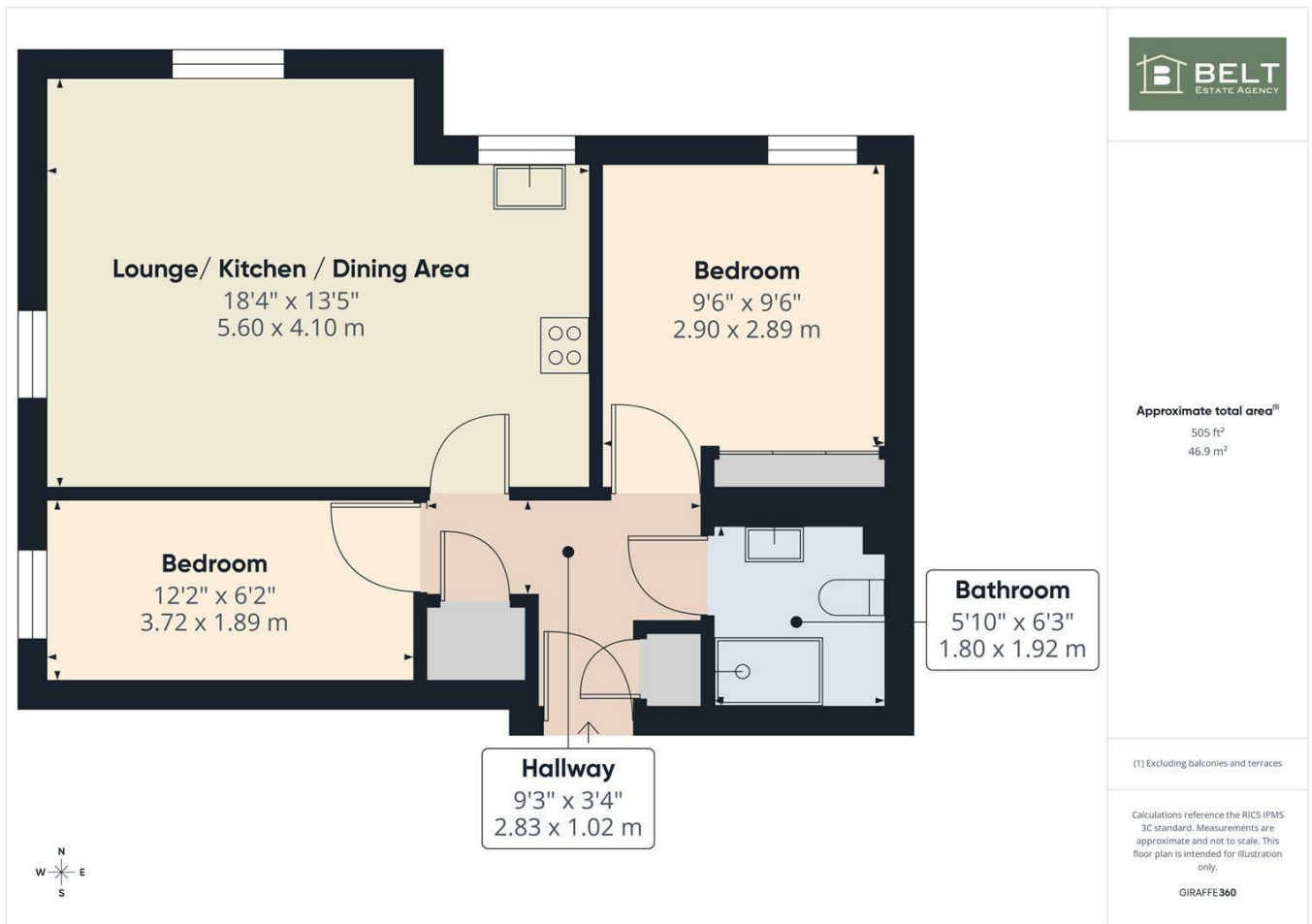
Road Map

Hybrid Map

Terrain Map



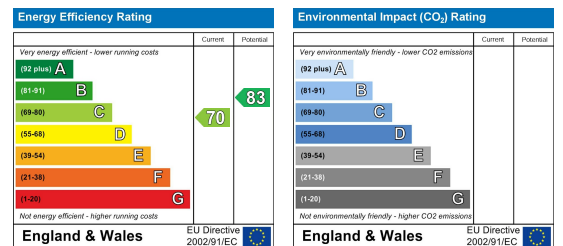
## Floor Plan



## 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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