



37 Burlington Court  
Bridlington  
YO16 4PQ

TO LET

£680 pcm

1 Bedroom Second Floor Apartment

■ **Ulllyotts** ■  
EST 1891

01262 401401

# 37 Burlington Court

## Bridlington, YO16 4PQ

### ACCOMMODATION

An attractive second floor apartment, situated within a highly regarded McCarthy & Stone development for the over 55s. The development is thoughtfully designed to promote a safe, sociable, and low-maintenance lifestyle, with excellent on site facilities including a residents' lounge, laundry room, and a dedicated house manager available daily. An integrated emergency alarm system provides additional reassurance.

The apartment features a generous double bedroom and benefits from electric central heating and uPVC double glazing.

### GROUND FLOOR COMMUNAL ENTRANCE

Secure communal entrance with intercom entry system, providing access to all floors via lift and staircase. The development also features a welcoming open plan residents' lounge and a convenient on site laundry facility.

### PRIVATE ENTRANCE HALL

9' 0" x 3' 6" (2.74m x 1.07m)

Plus an additional 10'11" x 3'0" area in an L-shaped configuration, featuring an electric panel heater and a useful storage cupboard housing the hot water cylinder.

### LOUNGE

16' 10" x 10' 9" (5.13m x 3.28m)

Featuring an electric fire, a Juliet balcony, and a side aspect window, allowing for plenty of natural light. The room also benefits from an electric panel heater and double doors leading through to the kitchen.

### KITCHEN

7' 4" x 5' 4" (2.24m x 1.63m)

Fitted with a modern range of wall and base units with work surfaces over, incorporating a stainless steel sink with mixer tap. Complementary tiled splashbacks, an electric oven and hob with extractor hood over, and a rear aspect window. Finished with practical vinyl flooring.

### BEDROOM

12' 6" x 9' 0" (3.81m x 2.74m)

With a front facing window providing natural light, the room also benefits from an electric panel heater and fitted mirrored wardrobes.

### BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

A modern white suite comprising a panelled bath with shower over and glass shower screen, a vanity wash hand basin with

storage cupboard beneath, and a low level WC. The room is finished with tiled walls, vinyl flooring, and a fitted mirror.

### OUTSIDE

The property benefits from well maintained communal gardens, with pathways and seating areas for residents to enjoy. There is also designated parking available for both residents and visitors.

### HEATING

The property benefits from programmable electric heaters. The electric boiler provides domestic hot water.

### DOUBLE GLAZING

UPVC double glazing throughout.

### COUNCIL TAX BAND

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rating C.

### PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £ 680.00

Damage Deposit: £ 780.00

Total: £1,460.00

### SERVICES

Mains water, drainage, electric, gas either available or connected. The tenant to arrange any required media connections.

### 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.

Floor plans are for illustrative purposes only.

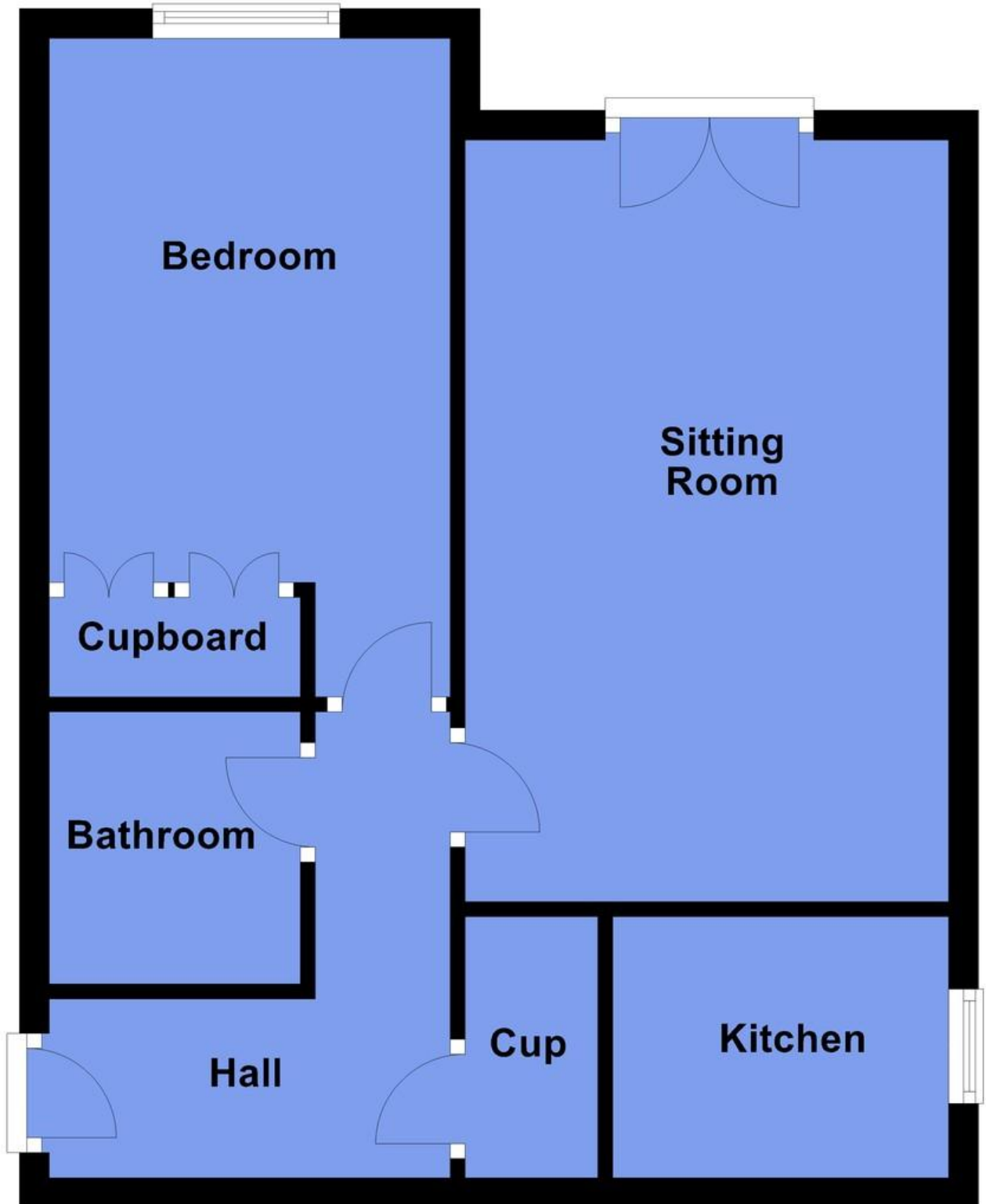
\* items marked are for the use of the tenant if required.

However, the landlord is not responsible for the replacement or repair of these items.

### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulyotts. Regulated by RICS

The floor area is 47 sq m (506 sq ft).



# Ulllyotts

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