



Flat 7, 3-5 St Johns Avenue  
Bridlington  
YO16 4ND

ASKING PRICE OF

£69,950

1 Bedroom Second Floor Flat





Kitchen



## Flat 7, 3-5 St Johns Avenue, Bridlington, YO16 4ND

This recently upgraded second-floor flat is stylishly designed and well suited to a wide range of buyers. The property offers a bright lounge, modern kitchen, well-proportioned bedroom and a bathroom, all recently modernised. Additional benefits include a communal parking area and bin area to the rear. Offered with no onward chain, this attractive apartment presents an excellent opportunity for first-time buyers, investors, or those seeking low-maintenance living.

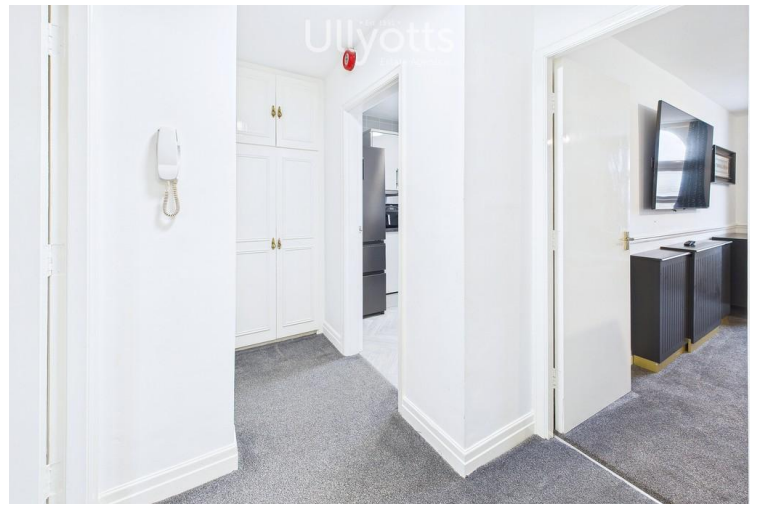
St. John's Avenue is close to the town centre being a vibrant and convenient location. Nearby are convenience stores and supermarkets including Morrisons, Aldi, Spar, and One Stop. Dining options feature a range of restaurants on St Johns Street, including Chinese and Indian cuisine, as well as

popular fish and chips and pizza breakaways. A nearby parade of shops on Quay Road offers a fruit and veg shop, butcher and hairdresser, ensuring all essentials are within easy reach.

Bridlington is a charming coastal town offering the perfect blend of seaside living and modern amenities. Renowned for being the lobster capital, its beautiful sandy beaches, historic harbour and traditional promenade, the town also provides a range of shops, cafés, restaurants and leisure facilities. With excellent transport links, well-regarded schools and easy access to the stunning Yorkshire Wolds countryside, Bridlington is an attractive location for families, retirees and holiday home buyers alike.



Communal Entrance



Entrance Hall



Lounge



Lounge

## Accommodation

### COMMUNAL ENTRANCE

Entrance to the property is via a secure communal door with telecom entry system, with separate post boxes located outside. A further door leads into the communal hallway, where a staircase provides access to the second-floor landing.

### ENTRANCE HALL

8' 4" x 4' 3" (2.55m x 1.32m)

Inside the flat, the welcoming private entrance hall offers a generous storage cupboard with double doors, a telecom entry phone and provides access to all rooms.

### LOUNGE

14' 6" x 9' 4" (4.44m x 2.86m)

The lounge is well proportioned and enjoys a feature arched window to the front elevation, allowing plenty of natural light, and is complemented by a radiator for year-round comfort.

### KITCHEN

12' 7" x 8' 0" (3.85m x 2.45m)

The recently refitted kitchen is stylish and thoughtfully designed, featuring a range of grey gloss wall, base, and drawer units topped with a sleek work surface and complemented by a tiled splashback and grey herringbone vinyl flooring. A large storage cupboard houses the gas central heating boiler, while a Velux window fills the space with natural light. Fitted appliances include an electric oven, hob, extractor fan, and a stainless steel sink with mixer tap, with additional space for a fridge-freezer and washing machine. A radiator ensures comfort, and the modern layout provides room for a breakfast bar, perfect for casual and convenient dining.





Kitchen



Kitchen



Bedroom



Bathroom

## BEDROOM

12' 4" x 8' 1" (3.78m x 2.47m)

The bedroom is generously sized, featuring a window to the rear elevation that fills the room with natural light and is complemented by a radiator.

## BATHROOM

6' 0" x 5' 10" (1.85m x 1.80m)

The bathroom is modern and well-appointed, featuring a wet wall surround and grey herringbone vinyl flooring. It includes a panelled bath with a glass screen and a thermostatic shower over, a wash hand basin, WC and a heated towel ladder, combining style and practicality.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

UPVC double glazing throughout.

## PARKING

A communal parking area sits to the rear of the property along with space for bins

## TENURE

The lease is dated 25 June 1993 and is for a term of 999 years from 28 February 1992. The lease names the landlord as Saint John's Flats Limited of Medina House, 2 Station Avenue, Bridlington. The freehold is now vested in St Johns Avenue (Bridlington) Limited (Co. Regn. No. 13905741) c/o Lloyd Dowson Limited, Medina House, 2 Station Avenue, Bridlington YO16 4LZ under Land Registry title number Title number HS206994. On request a copy of the long lease can be provided.



Parking

### SERVICES

All mains services are available at the property.

### COUNCIL TAX BAND - A

### ENERGY PERFORMANCE CERTIFICATE - RATED D

### 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.

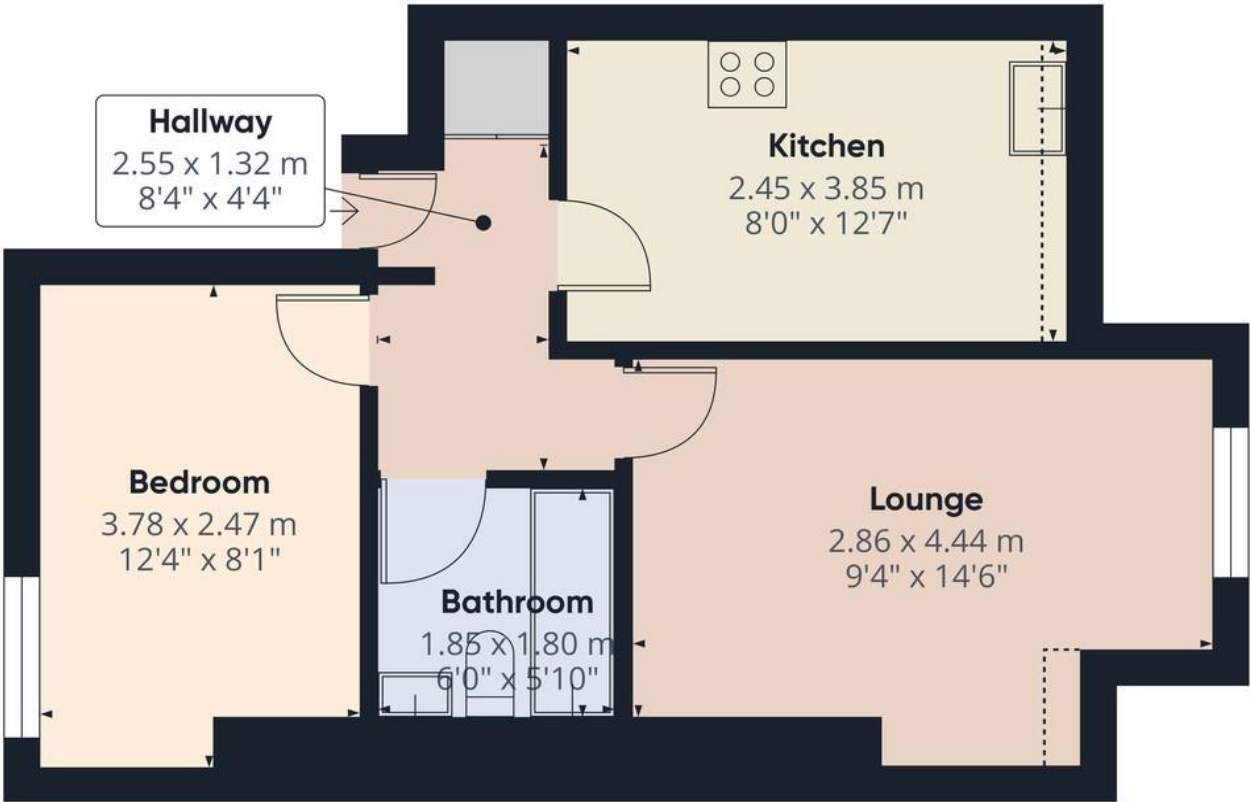
### VIEWING

Strictly by appointment with Ulllyotts 01262 401401  
- Option 1.

Regulated by RICS



The digitally calculated floor area is 44 sq m (474 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>1)</sup>  
38.9 m<sup>2</sup>  
420 ft<sup>2</sup>

Reduced headroom  
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

GIRAFFE360





Flat 7, 3-5 St Johns Avenue



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