BELT
ESTATE AGENCY

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Flat 2, 79 Tennyson Avenue, Bridlington, YO15 2EX

Price Guide £85,000

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The Property Ombudsman

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Flat 2, 79 Tennyson Avenue

Bridlington, YO15 2EX

Price Guide £85,000





Welcome to this first floor apartment located on Tennyson Avenue in the seaside town of Bridlington.
This well-presented property boasts two comfortable bedrooms and a spacious reception room, making it an ideal choice for those seeking a cosy yet functional living space. The apartment is thoughtfully designed to provide a welcoming atmosphere throughout.
Situated in a central location, this property offers the convenience of being close to the town centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the sea front and beach are just a short stroll away, perfect for leisurely walks or enjoying the coastal scenery.
Whether you are looking for a weekend retreat, a permanent residence, or a rental property, this apartment caters to a range of needs. With no ongoing chain, you can move in with ease and start enjoying all that Bridlington has to offer.

Communal entrance:

Door into communal hall, staircase to the first floor.

Private entrance:

Door into inner hall, two upvc double glazed windows and two central heating radiators.

Open plan kitchen/dining/living:

16'7" x 12'7" (5.06m x 3.86m)
Fitted with a range of base and wall units, stainless steel sink unit, electric oven, gas hob with extractor over. Part wall tiled, plumbing for washing machine and built in storage cupboard housing gas combi boiler.

Electric fire with marble inset and wood surround. Upvc double glazed bay window, upvc double glazed window and two central heating radiators.

Bedroom:

12'9" x 7'1" (3.89m x 2.17m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bedroom:

11'3" x 7'9" (3.43m x 2.37m)
A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

7'8" x 4'11" (2.35m x 1.50m)
Comprises bath with electric shower over, wc and wash hand basin. Full wall tiled, extractor and central heating radiator.

Notes:

Council tax band A
The property is leasehold. The freeholder is 79 Tennyson Avenue Management Company Ltd. Our vendor is a director of the company and own one third of the freehold. The lease is 125 years from 2006.
Any maintenance and building insurance is split between the 3 flat owners.
There is a holiday let restriction.
No ongoing chain.

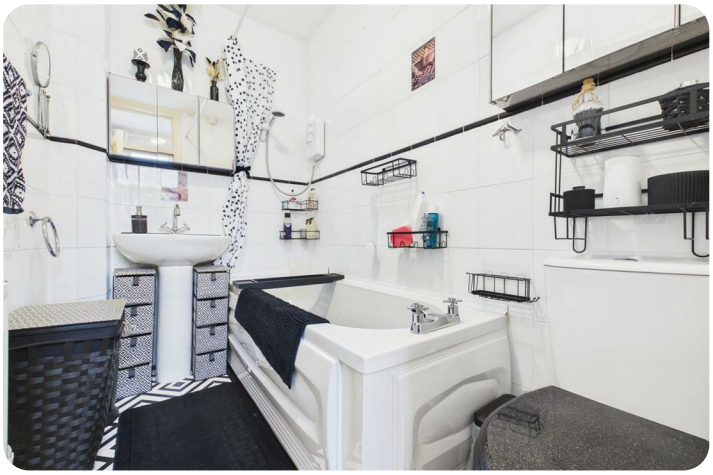
Purchase procedure

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







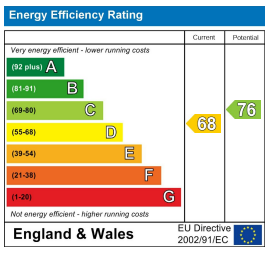
Floor Plan

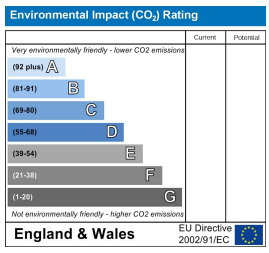


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.