

Apartment - Cliff Street, Bridlington



**Second Floor Apartment
Presented in Excellent Order
Spacious Rooms Throughout
Three Double Bedrooms
Lounge
Fitted Kitchen**

**Modern Bathroom/WC
UPVC Double Glazed Windows
Gas Central Heating
Town Centre Location
Leasehold Tenure
No Onward Chain**

Offers Based on
£119,500



**Independent
Estate Agents**

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PROPERTY SPECIFICATION

APARTMENT 3 HARBOUR COURT, 6 CLIFF STREET, BRIDLINGTON

LOCATION	Situated in a prime town centre location, close to all the amenities the resort has to offer, including a variety of shops, restaurants and cafes, north and south beaches, harbour area and the newly renovated Spa entertainment complex.
PROPERTY	This spacious three bedroomed apartment, which has a good standard of neutral décor throughout, is situated on the second floor of the building and benefits from UPVC double glazed windows and gas central heating. Carpets and blinds are included in the sale price.
ENTRANCE & STAIRCASE	Communal entrance hall housing electricity meters, fire alarm system, staircase leading to upper floors and fire escape.
PRIVATE HALLWAY	With doors off to all rooms, wall mounted fire alarm sounder, intercom entry system, radiator.
LOUNGE	15'9" (maximum) x 15'6" (maximum) (4.80m x 4.72m) With front and rear facing UPVC double glazed windows both with fitted vertical blinds, two radiators, television socket, white timber fire surround with tiled inset and brick and stone effect hearth.
KITCHEN	13'0" (maximum) x 9'6" (maximum) (3.96m x 2.90m) With side facing UPVC double glazed window, rear facing opaque UPVC double glazed window, fitted with a range of white wall mounted and base level units with worktops over, stainless steel sink and drainer, plumbing for automatic washing machine, space for cooker and refrigerator, radiator, cupboard housing "Ariston" central heating and hot water boiler and gas meter, walk-in pantry 6'2" x 3'9" (1.88m x 1.14m) with side facing opaque UPVC double glazed window, space for tall fridge freezer and shelving.
BATHROOM/WC	12'0" x 9'7" (3.66m x 2.92m) With modern white three piece suite comprising panelled bath with shower attachment from taps, pedestal wash hand basin and low flush WC, tiled to water sensitive areas, two rear facing UPVC double glazed windows (1 opaque), walk-in storage cupboard 5'2" x 3'2" (1.57m x 0.97m) and radiator.
BEDROOM 1	14'8" x 12'10" (4.47m x 3.91m) With three separate front facing UPVC double glazed windows all fitted with vertical blinds and radiator.
BEDROOM 2	15'2" (maximum) x 12'10" (maximum) With front and side facing UPVC double glazed windows fitted with vertical blinds and radiator.
BEDROOM 3	12'11" x 7'7" (3.94m x 2.31m) With rear facing UPVC double glazed window, cornice to ceiling and radiator.
TENURE	Leasehold. A 125 year lease was granted in 2002. Ground rent payable is currently £200.00 per annum. Annual service charge payable is currently £550.00.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band B.
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.

NB. All measurements are approximate and meant only as a guide. Service connections and/or television/telephone points, aerials, lights, fires, showers, kitchen appliances etc, have not been tested by us. Whilst every effort is made to ensure correctness of the details above, the same are not guaranteed and they do not form part of any contract. Properties are offered subject to being un-sold and/or not under formal contract.