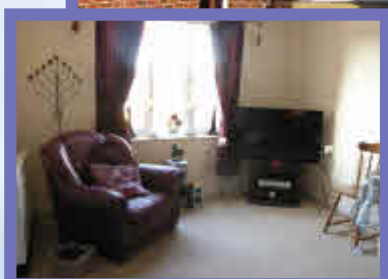


Neptune Drive, Bridlington



**First Floor Flat
Two Bedrooms,
Lounge
Fitted Modern Kitchen
Bathroom/WC
Full UPVC Double Glazing**

**Electric Heating
Communal Front Garden
Private Car Parking Space
Recently Constructed
Leasehold Tenure
Popular Residential Location**

Offers Based on
£114,500



**Independent
Estate Agents**

34 Quay Road
Bridlington, YO15 2AP
Tel: 01262 424274
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www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

39 Neptune Drive, Bridlington

| | |
|----------------------|---|
| LOCATION | Situated towards the centre of Bridlington on the new development off Brett Street. The town centre is within easy walking distance and local amenities are also situated close by. |
| PROPERTY | This first floor two bedroomed freehold flat which is in superb condition throughout, benefits from UPVC double glazing, electric storage heating, private allocated car parking space. |
| ENTRANCE | |
| ENTRANCE HALL | This L shaped hallway comprises neutral décor, electric panel heater, smoke detector, tank and towel storage cupboard. |
| LOUNGE | 16'0'' x 10'2'' (4.88m x 3.1m) With front facing UPVC double glazed window, electric storage heater, television point, neutral décor, archway leading to : |
| KITCHEN | 9'10'' x 5'6'' (3.00m x 1.68m) Fully fitted modern kitchen with wall mounted and base level units with black granite effect work tops over, electric cooker and hob with extractor hood over, stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, part tiled, large space for tall fridge freezer, front facing UPVC double glazed window. |
| BEDROOM 1 | 13'4'' (maximum) x 10'9'' (4.06m x 3.28m) With rear facing UPVC double glazed window, electric panel wall heater, neutral décor. |
| BEDROOM 2 | 9'5'' x 6'10'' (2.87m x 2.08m) With rear facing UPVC double glazed window, electric panel wall heater, neutral décor throughout. |
| BATHROOM | 7'8'' x 5'8'' (2.34m x 1.73m) With modern white three piece suite comprising bath with shower mixer tap, pedestal hand wash basin, low flush WC, tiled to water sensitive areas, vinyl flooring, extractor fan, |
| EXTERIOR | |
| PARKING | With private allocated parking space. |
| TENURE | Lease hold tenure the number of years remaining on lease is to be confirmed. Annual ground rent and maintenance charge payable £500. (payable by quarterly instalments) |
| SERVICES | Mains water and electricity. |
| COUNCIL TAX | Band TBC |
| VIEWING | By appointment through the sole selling agents – Homefinder of Bridlington Limited. |

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.