

St Johns Avenue, Bridlington



**Second Floor Flat
Two Bedrooms
Lounge
Fitted Kitchen
Bathroom/WC
UPVC Double Glazing**

**Gas Central Heating
Ideal For First Time
Or Investment Buyer
Close To Local Amenities
Leasehold-990 years
£25 pa Ground Rent**

Offers Based on

£76,500



**Independent
Estate Agents**

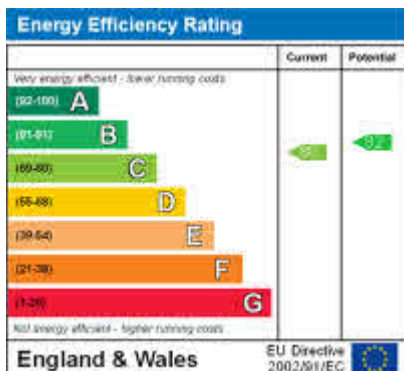
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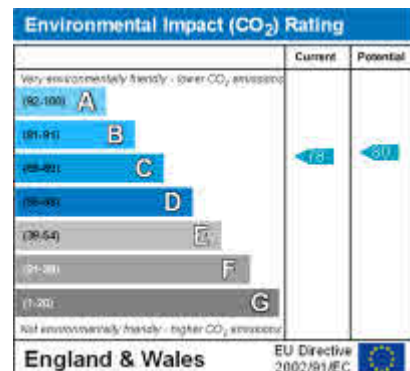
PROPERTY SPECIFICATION

Flat 4, 18 St Johns Avenue, Bridlington

LOCATION	Situated towards the Town Centre with close amenities also situated on Quay Road. A regular bus service provides access in and around Bridlington.
PROPERTY	This two bedroomed second floor flat is in good condition throughout and benefits from UPVC double glazing and gas central heating.
ENTRANCE HALL	Stairs leading to first floor landing with radiator and door into:
BEDROOM 1	13'5'' x 10'7'' (4.09m x 3.23m) With side facing UPVC double glazed window, radiator.
STAIRS TO SECOND FLOOR	With landing comprising gallery rail banister, roof void access hatch.
BEDROOM 2	8'2'' x 7'5'' (2.49m x 2.26m) With front facing UPVC double glazing, radiator.
KITCHEN	12'7'' x 8'5'' (3.84m x 2.57m) Fitted kitchen with wall mounted and base level units with worktop over, tiled to water sensitive areas, new "Ideal " boiler with cupboard housing and storage area, plumbing for automatic washing machine, fitted modern style breakfast bar, open views of Bridlington Priory Church and countryside.
BATHROOM	8'0'' x 4'11'' (2.44m x 1.50m) Comprising off white three piece suite with bath and "Gainsborough" over bath shower and folding glass shower screen, pedestal hand wash basin, low flush WC, tiled to water sensitive areas, radiator, side facing UPVC double glazed picture window.
LOUNGE	13'9'' x 12'0'' (4.19m x 3.66m) With UPVC double glazed window, two wall light fittings, television point, radiator.
SERVICES	Mains gas, water and electricity.
COUNCIL TAX	Band A.
VIEWING	By appointment through the sole selling agents – HomeFinder of Bridlington Ltd.



Energy Efficiency Rating data is provided by an independent qualified professional as required by current legislation and contracted for and on behalf of the property vendor. Homefinder does not undertake This type of inspection therefore cannot comment on or verify the accuracy or validity of the data supplied.



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.