

# Flat 2, St Johns Avenue, Bridlington



**First Floor Flat**

**Two Bedrooms**

**Lounge**

**Fully Fitted Kitchen**

**Bathroom/Shower/WC**

**Gas Central Heating**

**Part UPVC Double  
Glazing**

**Ideal For First Time  
Or Investment Buyer**

**Close To Local Amenities**

**Leasehold Tenure**

**£25 pa Ground Rent**

Offers Based on

**£65,000**



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**Independent  
Estate Agents**

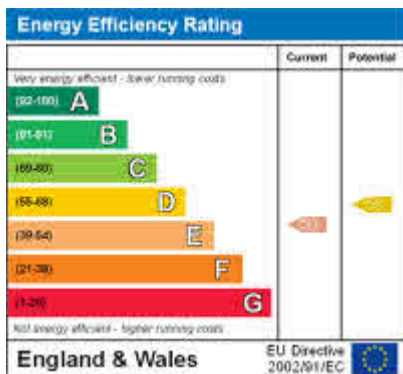
34 Quay Road  
Bridlington, YO15 2AP  
Tel: 01262 424274  
Fax: 01262 403071



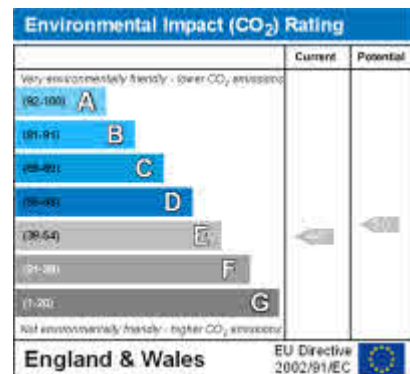
# PROPERTY SPECIFICATION

## Flat 2, 85 St Johns Avenue, Bridlington, East Yorkshire, YO16 4NJ

<b>LOCATION</b>	Situated towards the Town Centre with close amenities also situated on Quay Road. A regular bus service provides access in and around Bridlington.
<b>PROPERTY</b>	This first floor two bedroomed flat is spread across two floors and is in good order throughout with gas central heating and part UPVC double glazing. It benefits from a leasehold tenure, ideal for first time or investment buyer.
<b>ENTRANCE HALL</b>	Wood front door to communal area. Glazed wood door to stairs leading to upper floors.
<b>LANDING</b>	16'1" x 9'10" (4.90m x 3.00m). Large period landing, staircase, ¾ gallery rail with original spindals, original wood stained floor, dining area, picture rail, radiator.
<b>LOUNGE</b>	11'9" x 12'7" (3.58m x 3.84m). Front facing UPVC double glazed window, double glazed unit, original wood flooring, tiled hearth, TV point, radiator.
<b>BEDROOM 2</b>	10'5" x 12'1" (3.18m x 3.68m). Rear facing UPVC double glazed window, laminate flooring, radiator.
<b>W.C.</b>	Side facing wood single glazed window, fully tiled.
<b>KITCHEN</b>	12'9" x 7'7" (3.86m x 2.31m). Front facing UPVC double glazed window, oak units, tiled to water sensitive areas, 'Geda' double over and separate hob, extractor fan, wood flooring, plumbing for washing machine.
<b>BATHROOM</b>	5'6" x 14'4" (1.68m x 4.37m). Rear facing UPVC double glazed window, Rear facing wood window, original wood flooring, bathroom suite comprising bath, hand wash basin, shower cubicle with 'Gainsborough Impulse' shower, electric wall heater, roof hatch, ideal independent C24 combi boiler.
<b>UPPER FLOOR</b>	
<b>LANDING</b>	L-shaped, roof window, radiator.
<b>BEDROOM 1</b>	16'5" x 12'7" (5.00m x 3.84m). Front facing wood single glazed dormer window, sloping eaves, radiator.
<b>EXTERIOR</b>	
<b>OUTSIDE</b>	Shared passage way with next door.
<b>SERVICES</b>	Mains gas, water and electricity.
<b>LEASEHOLD INFORMATION</b>	We are advised by the vendor that the ground rent payable is £25.00 per year. The lease was granted in 1993 for an initial term of 99 years.
<b>COUNCIL TAX</b>	TBC
<b>VIEWING</b>	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.*