

Flat-Tennyson Avenue, Bridlington



**First Floor Rear Facing
Studio Flat
Leasehold Tenure
Living Space Comprising
Lounge/Bedroom
With Kitchen Area**

**Separate Bathroom/WC
With Shower
Storage/Utility Room
UPVC Double Glazed Windows
Ideal for First Time or
Investment Buyer**

Offers Based on

£50,000



**Independent
Estate Agents**

34 Quay Road
Bridlington, YO15 2AP
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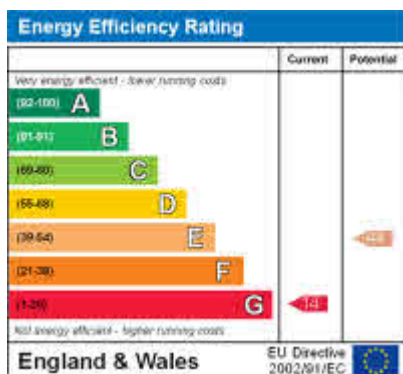
www.HomefinderLtd.co.uk

PROPERTY SPECIFICATION

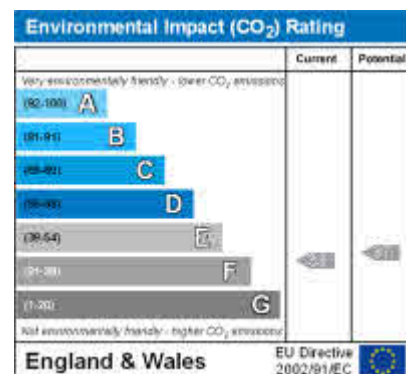
Flat 2a, 39 Tennyson Avenue, Bridlington

LOCATION	Situated close to the town centre and within easy reach of shops and local amenities, the beach, promenade and harbour are also close by.
PROPERTY	This rear facing first floor studio flat is in good condition throughout and benefits from UPVC double glazed windows.
ENTRANCE HALL	With Timber framed entrance door, laminate flooring.
BATHROOM/WC	8'2'' x 7'0'' (2.49m x 2.13m) Fitted with three piece suite comprising bath and "Galaxy Aqua 1000" over bath shower, pedestal hand wash basin, low flush WC, tiled to water sensitive areas, tank and towel storage cupboard, side facing UPVC double glazed window.
STUDIO ROOM	16'1'' x 9'2'' (4.90m x 2.79m) Comprising lounge/bedroom, Kitchen area with modern wall mounted and base level units with worktops over, tiled to water sensitive areas, laminate flooring, rear facing UPVC double glazed window.
STORAGE/UTILITY ROOM	Private storage area situated in communal hallway, plumbing for automatic washing machine, electricity connected, side facing UPVC double glazed window.
TENURE	Leasehold tenure with 248 years remaining.
SERVICES	Mains gas, water and electricity. Ground rent payable £50 per annum
COUNCIL TAX	TBC
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.



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.



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