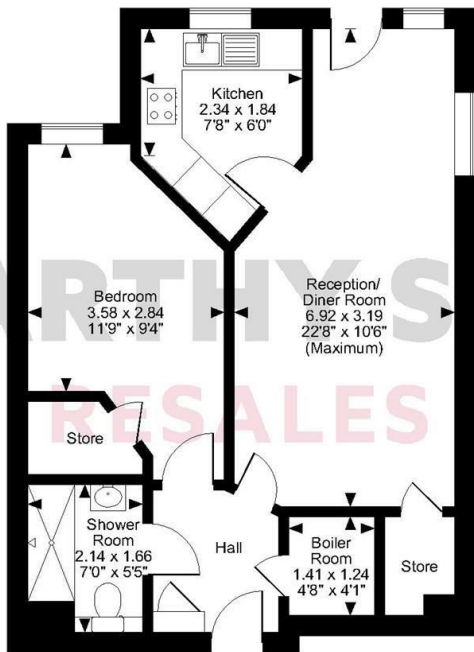


Chestnut Court, Marton Gate, Bridlington  
Approximate Gross Internal Area  
541 Sq Ft/50 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 89      | 89        |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## 18 Chestnut Court

99 Martongate, Bridlington, YO16 6ZJ



PRICE  
REDUCED



PRICE REDUCTION

Offers over £130,000 Leasehold

Priced to sell with no onward chain, this ready-to-move-into first-floor one-bedroom retirement apartment is available for the over-60s.

Call us on 0345 556 4104 to find out more.

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# Chestnut Court, 99 Martongate, Bridlington

1 Bed | £130,000

### Summary

Chestnut Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 32 one and two-bedroom retirement apartments for the over 60s.

There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The apartment features a fully fitted kitchen, lounge, two bedrooms and separate shower room. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

Chestnut Court is located in the traditional coastal town of Bridlington. This popular holiday town is an ideal choice for your retirement boasting stunning walks, numerous seaside attractions and a great range of amenities around the town. If you are looking for a leisurely day out, you could spend time sitting on the sandy beach or walking along the award winning promenade.

You could also visit the delightful mix of independent shops, galleries and cafes in Bridlington Old Town or enjoy a meal in one of the many local restaurants. Theatre goers can take in regular productions and events held at Bridlington Spa - you can even go dancing in the Royal Hall where Tea Dances are frequently held. The town has a number of major supermarkets including Coop, Tesco and Morrisons plus all the amenities you need to enjoy your retirement.

Chestnut Court is conveniently located to allow you to

make the best of all that is available, offering easy access to public transport and to facilities such as a Post Office, the community centre and the local library. There are good transport links by both road and rail ensuring your family remain close by. Bridlington is served by Bridlington Railway Station on the Yorkshire Coast Line that runs between Hull and Scarborough. Local bus services connect the town to York, Driffield and Beverley and the two main trunk roads.

It is a condition of purchase that all residents must meet the age requirements of 60 years.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

### Lounge

A spacious lounge with the benefit of a Juliet balcony overlooking communal gardens. There is ample space for dining and a feature fire with surround which acts as an attractive focal point. TV and telephone points and two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fully tiled and fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono lever tap, drainer and UPVC double glazed window above. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, washer / drier and under pelmet lighting.

### Bedroom

Double bedroom with door to walk in wardrobe housing shelving and hanging rails. Ceiling lights, TV phone point, fitted carpets and raised electric power sockets.

### Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, low level WC, vanity unit with sink and mirror above, heated towel rail and emergency pull cord for assistance.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,310.73 per annum (for financial year ending 30th June 2027)

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Lease Information

Lease Length: 999 years from June 2016.

Ground rent: £425 per annum

Ground rent review: January 2031

### Additional Information & Services

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

