McCarthy & Stone
RESALES

29 Chestnut Court Marton Gate, Bridlington, YO16 6ZJ
Asking price £180,000 LEASEHOLD

For further details
please call 0345 556 4104

29 Chestnut Court Marton Gate, Bridlington, YO16 6ZJ

Spacious TWO BEDROOM apartment with Juliet balcony AND balcony in an exclusive McCarthy and Stone development for the OVER 60'S. Good links by rail and road, and easy access to the coast. NO CHAIN.

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. You can relax, knowing that there's a House Manager on hand during office hours as well as the added benefit of having security features. These include a 24 hour emergency call system should you require assistance and a camera door entry system linked to your TV, so you can see who's calling before letting them in.
There's no need to worry about being weighed down by maintenance costs either as the service charge covers the cost of external maintenance, gardening and landscaping, window cleaning, buildings insurance, water rates, security and energy costs of the homeowners lounge with kitchen facilities and other communal areas.

Local Area

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.

Hallway

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 lounge, bedrooms and shower room.

Lounge

A spacious lounge with the benefit of a Juliet balcony overlooking communal gardens and side window, ensuring a light and airy feel. 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.

Bedroom Two

Double bedroom with door leading onto balcony. Ceiling lights, TV phone point, fitted carpets and raised electric power sockets.

Shower Room

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

- 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

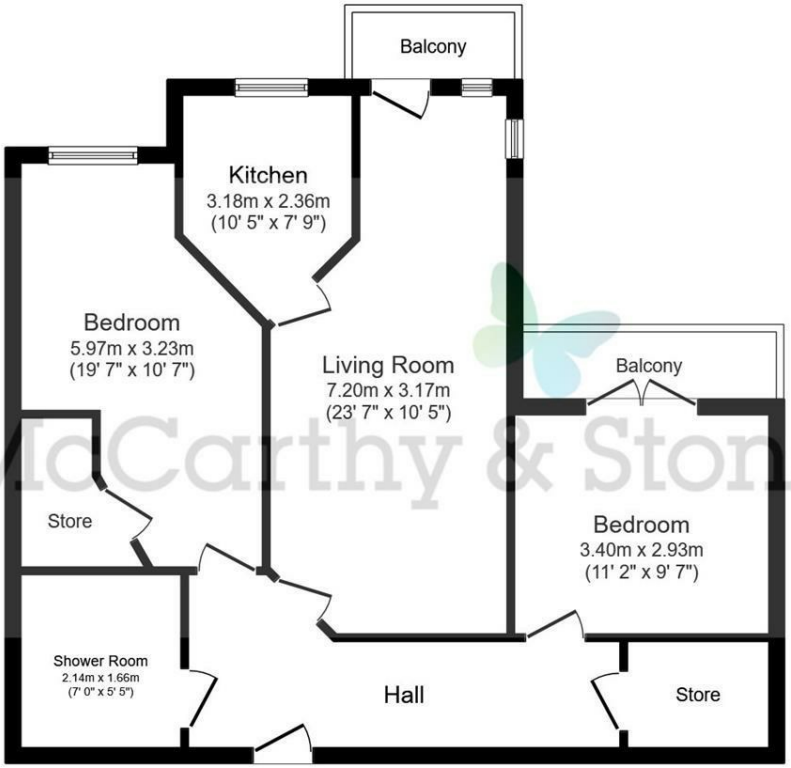
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking

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.

Leasehold Information

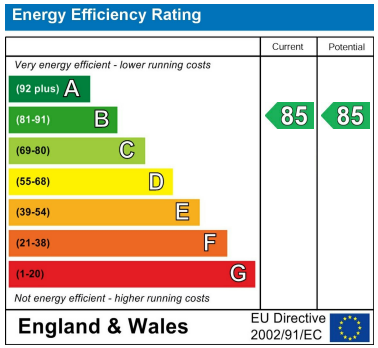
Lease Length: 999 years from 2016
Ground rent: £495 per annum
Managed by: McCarthy and Stone Management Services
It is a condition of purchase that all residents must meet the age requirements of 60 years.



McCarthy & Stone

Total floor area 70.0 sq. m. (753 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK