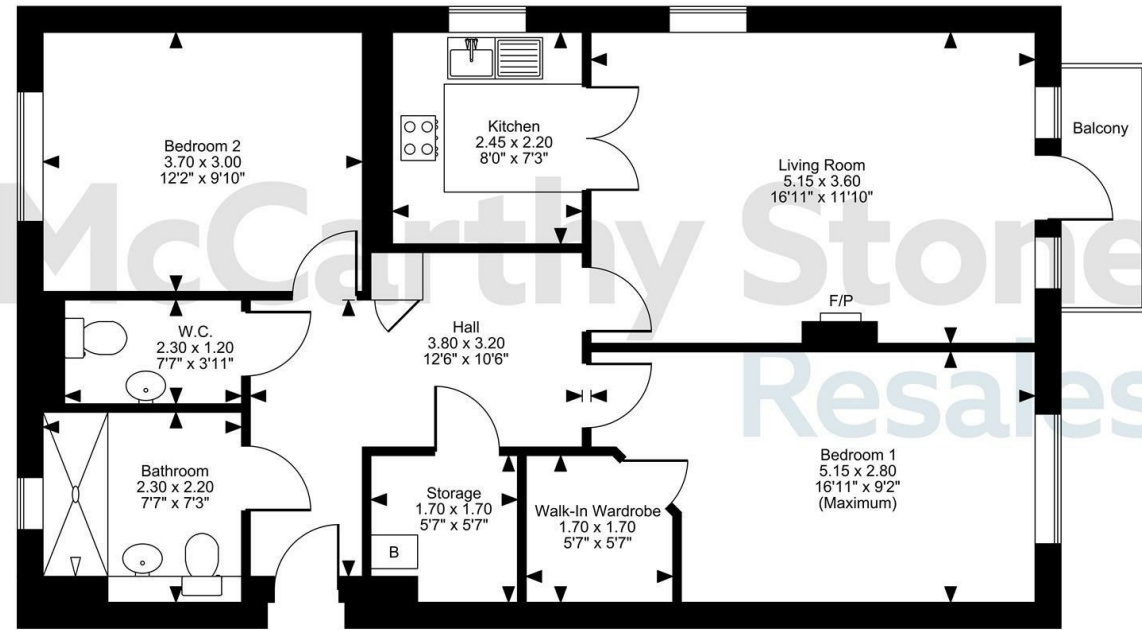


Chestnut Court, Marton Gate, Bridlington
 Approximate Gross Internal Area
 804 Sq Ft/75 Sq M
 Balcony external area = 28 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634597/SS

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

26 Chestnut Court

99 Martongate, Bridlington, YO16 6ZJ

PRICE REDUCED



PRICE REDUCTION

Asking price £229,950 Leasehold

A TRIPLE ASPECT, two bedroom apartment with WALK-OUT BALCONY OVERLOOKING COMMUNAL GARDENS in a McCARTHY STONE Retirement Living development close to a BUS STOP and approx. 3/4 of a mile from Bridlington North BEACH and PROMENADE.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Call us on 0345 556 4104 to find out more.

Chestnut Court, 99 Martongate, Bridlington

2 Bed | £229,950

PRICE
REDUCED

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 and letterbox leads to the large entrance hall which benefits from two storage cupboards - one for coats and shoes and the other which is a large enough to be a utility room, housing a washer dryer, water heater and Vent-axia air circulation unit. There are illuminated light switches, smoke detector, apartment security door entry system with intercom and the 24-hour emergency pull cord system. Doors lead to the living room, bedrooms, shower room and WC.

Lounge

A spacious, dual aspect living room benefitting from a double glazed door opening onto a walk-out balcony with views over the communal gardens. There is ample space for dining and a feature fire with stone effect surround which acts as an attractive focal point. There are TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Partially double glazed doors lead into the separate kitchen.

Kitchen

Fully fitted kitchen with a range of modern wood effect wall and base level units and drawers with a granite effect work surface. Stainless steel sink and drainer unit with mono lever tap sits beneath a window overlooking the rear gardens. Built-in appliances include a raised level oven, ceramic hob with extractor hood over and integrated fridge & freezer. With tiled flooring, under counter lighting and central ceiling spotlight

Bedroom One

Double bedroom enjoying an easterly aspect with full length windows overlooking the development's side gardens. Ceiling light, TV and telephone points, fitted carpets and raised electric power sockets. There is a walk in wardrobe housing shelving and hanging rails.

Bedroom Two

Good sized double bedroom with westerly facing, full length window overlooking the gardens. This room could also be used as a study or dining room. Central ceiling light, TV and telephone point, fitted carpets and raised electric power sockets.

Shower Room

Partially tiled with anti-slip flooring and fitted with suite comprising of a vanity unit with wash basin and mixer tap with mirror and shaving light above; large walk-in double shower cubicle with glass shower screen, adjustable showerhead and hand rail; WC, electric heated towel rail and emergency pull-cord.

Separate WC/Cloakroom

Being partially tiled with a modern suite comprising WC, pedestal wash hand basin, mirror, heated towel rail and emergency pull-cord.

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: £4,255.80 per annum (for financial year end 30/06/2025)

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: £495 per year

Ground Rent review: Jan-31

