



McCARTHY STONE RESALES

26 CHESTNUT COURT, MARTON GATE, BRIDLINGTON, YO16 6ZJ



COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

McCARTHY STONE RESALES

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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.

ASKING PRICE £244,950 LEASEHOLD

For further details, please call **0345 556 4104**
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CHESTNUT COURT, MARTONGATE, BRIDLINGTON

THE DEVELOPMENT

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 goes 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 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.

LIVING ROOM

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

2 BED | £244,950

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

- House manager
- Cleaning of communal and external 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, TV or Wifi. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £3,394.32 pa (for financial year ending 07/22)

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.

