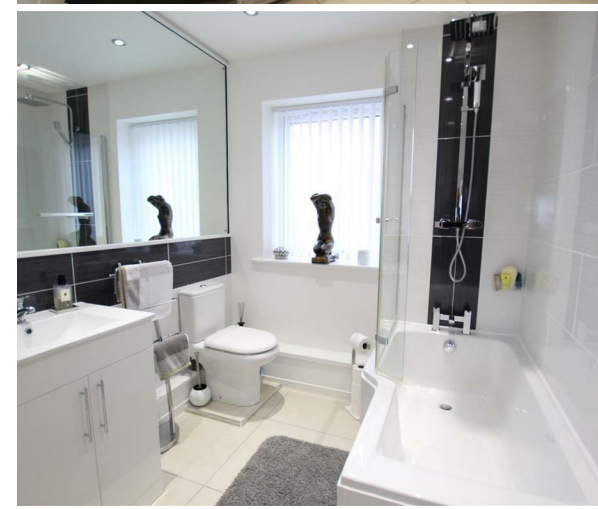


Grindell House, 35 North Bar Within
Beverley
East Riding of Yorkshire
HU17 8DB
01482 886200
beverley@qandc.net

Apartment, 2 Broadway House, Hornsea, East Yorkshire, HU18
1PZ
Offers in the region of £125,000



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

- No Chain
- Lift and Stairs
- Sea Views
- Underfloor Heating
- Modern Bathroom With Shower

- First Floor
- Two Double Bedrooms
- Well Fitted Kitchen Area
- UPVC Double Glazing
- Energy Rating - To Be Confirmed

LOCATION

This apartment is located on the first floor of Broadway House enjoying some lovely sea views, well placed for access to the town centre and sea front.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated 'Good' by Ofsted. The town is also home to Hornsea Mere, Yorkshire's largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

ACCOMMODATION

The accommodation has porcelain tiled floors throughout with underfloor electric heating controlled by a separate thermostat in each room, UPVC double glazing, LED downlighting, an audio visual intercom system linked to an electrically operated security gate, white vertical blinds to all windows and is arranged on one floor as follows:

ENTRANCE LOBBY

3'5" x 5'4"

With private front entrance door leading in from the stairwell and a built in cupboard housing the electric consumer unit.

ENTRANCE HALL

14'1" x 6'10" overall

With a wall mounted audio visual intercom unit, built in cupboard housing an automatic washer / dryer and doorways to:

LOUNGE WITH KITCHEN AREA

14'9" x 14'3" overall

With a lovely sea view. The kitchen area is fitted out with a good range of matching base and wall units which have white high gloss fronts and contrasting composite granite worksurfaces with an inset stainless steel sink, built in electric oven and ceramic hob with cooker hood over, an integrated fridge with a freezer compartment, microwave and dishwasher. There is underlighting to the wall units and plinth lights.

BEDROOM 1 (REAR)

12'9" x 11'2" overall

With a fitted wardrobe incorporating sliding fronts and downlighting to the ceiling.

BEDROOM 2 (FRONT)

12'6" x 12' overall

With a lovely sea view.

BATHROOM / W.C

6'9" x 9'6"

With a three piece white suite comprising a shower bath with a drench shower, hand shower and shower screen above, fitted vanity unit with a wash hand basin and a low level W.C. The walls are part tiled, there is a large mirror, a corner cylinder cupboard and a chrome ladder style hot towel rail.

TENURE

The apartment is held on a 999 year ground lease from 15th September 2017 (991 years remaining). Ground rent is set at £100 per annum for the life of the lease. The building is managed by Garness Jones and the maintenance charge is currently £130.52 per calendar month and any annual increase is kept to a minimum and agreed by the Residents Owners Committee (The Landlord) who own Broadway House 22 Ltd, which has a healthy management fund. The lease includes suitable provisions for the maintenance of the main structure and cleaning of the common parts including windows and building insurance etc.

COUNCIL TAX BAND

The council tax band for this property is a band B.

PHOTOGRAPHY

Please note that some of the photography within this brochure has been taken in 2023.

