



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

Apt 8 Broadway House, Hornsea, East Yorkshire, HU18 1PZ  
Offers in the region of £133,000



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

- Super Apartment
- Simply Must be Viewed
- Spacious Accommodation
- Underfloor heating throughout

- Good Views Across the Sea
- En-Suite to Master Bedroom
- Lift Access
- Energy Rating - B

#### LOCATION

This apartment is located on the second floor of Broadway House which comprises a total of 22 apartments arranged over four floors and is served by an internal staircase as well as a lift. Broadway House enjoys a super location just a stone's throw from the promenade and beach on The Broadway between Sands Lane and New Road.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

Enjoying some wonderful sea views the accommodation has porcelain tiled floors throughout with underfloor electric heating controlled by a separate thermostat for each room and additional electric Thermostatically controlled radiators are wall mounted in each room, uPVC double glazing, LED downlighting, an audio visual intercom system linked to electrically operated security gates and is arranged as follows:

#### ENTRANCE LOBBY

With a private front entrance door leading in from the stairwell and lift access.

#### ENTRANCE HALL

Cupboard housing the electric consumer unit, cupboard housing the hot water tank with a washer dryer, and doorways to:

#### LIVING ROOM WITH KITCHEN AREA

14'6" x 21' overall  
With stunning sea views from all windows and double doors to a Juliet balcony. Built-in kitchen incorporating a good range of fitted base and wall units with contrasting worksurfaces and matching splashbacks, inset 1 1/2 bowl sink unit, built-in oven and microwave, built-in fridge freezer and dishwasher.

#### BEDROOM 1

11'9 x 9'2 (net of fitted wardrobes)  
With sliding wardrobes along one wall and enjoying stunning sea views.

#### EN-SUITE

7'4 x 2'11  
Shower cubicle, pedestal wash basin and low level WC.

#### BEDROOM 2

14'5 narrowing to 7'8 x 12'11  
With views stretching to the sea.

#### BATHROOM / WC

6'10 x 7'4  
Panelled bath incorporating a plumbed shower over with hand shower, rain shower and screen above, vanity unit housing the wash basin, low level WC and a ladder towel radiator.

#### COUNCIL TAX

The Council Tax Band for this property is Band B.

#### 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 £149.50 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.



**FOR GUIDANCE PURPOSES ONLY**