Quick & Clarke

PROPERTY SPECIALISTS


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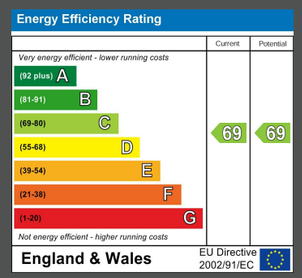



# Apartment 19, Broadway House Broadway, Hornsea, HU18 1PZ

## Offers Over £115,000

- Two Bedroomed Apartment
- Must Be Viewed
- Easy Lock up & Leave
- Energy Rating: C
- No Chain
- Modern Accommodation
- Underfloor Heating Throughout
- Lift access

## LOCATION
This apartment is located on the first floor of Broadway House which comprises a total of 22 apartments arranged over four floors and is served by an internal staircase. 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
The accommodation which has lift access, has porcelain tiled floors throughout with underfloor electric heating controlled by a separate thermostat for each room, uPVC double glazing, LED downlighting, an audio visual intercom system linked to electrically operated security gates and is arranged as follows:

## SHARED ENTRANCE HALL
With stairs leading to the first floor and private entrance hall to:

## PRIVATE ENTRANCE HALL
With inner hallway leading off incorporating a cupboard housing plumbing for an automatic washing machine and doorways to:

## LOUNGE/KITCHEN
146" x 12'10"
With dual aspect windows enjoying elevated town views, a good range of fitted base and wall units incorporating granite worksurfaces and a matching drainer with a stainless steel inset sink, built in oven and split level electric hob with extractor over, integrated fridge freezer and dishwasher, downlighting to the ceiling, pelmet lighting and feature lights to the kitchen, TV and telephone points. This room enjoys plenty of natural light from the dual aspect windows providing a bright and airy feel.

## BEDROOM 1
12'10" x 10'6"

## BEDROOM 2
8'8" deepening to 12'11" x 12'10"
With views overlooking the green and town beyond.

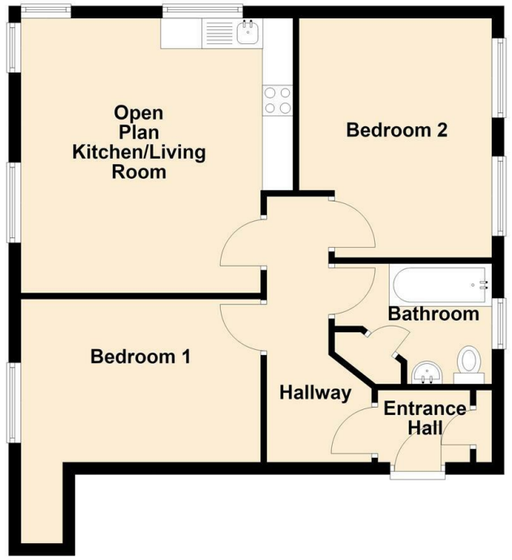
## BATHROOM/W.C.
6'5" x 8'5"
With a modern three piece suite comprising of a panelled bath with hand shower and rain shower above with shower screen, low level W.C., vanity unit housing the wash hand basin, downlighting to the ceiling, full height tiling to the walls and a built in cylinder cupboard.

## TENURE
The apartment is held on a 999 year ground lease from 15th September 2017 (991 years remaining) at a peppercorn ground rent. The building is managed by Garness Jones and we understand that the current maintenance and management charge for apartment 19 is £127.75 per month. The lease includes suitable provisions for the maintenance of the main structure and cleaning of the common parts including windows and building insurance etc.

Pets are not permitted at this property.

## COUNCIL TAX BAND
The council tax band for this property is band B.

**Floor Plan**
Approx. 56.9 sq. metres (612.5 sq. feet)




Total area: approx. 56.9 sq. metres (612.5 sq. feet)