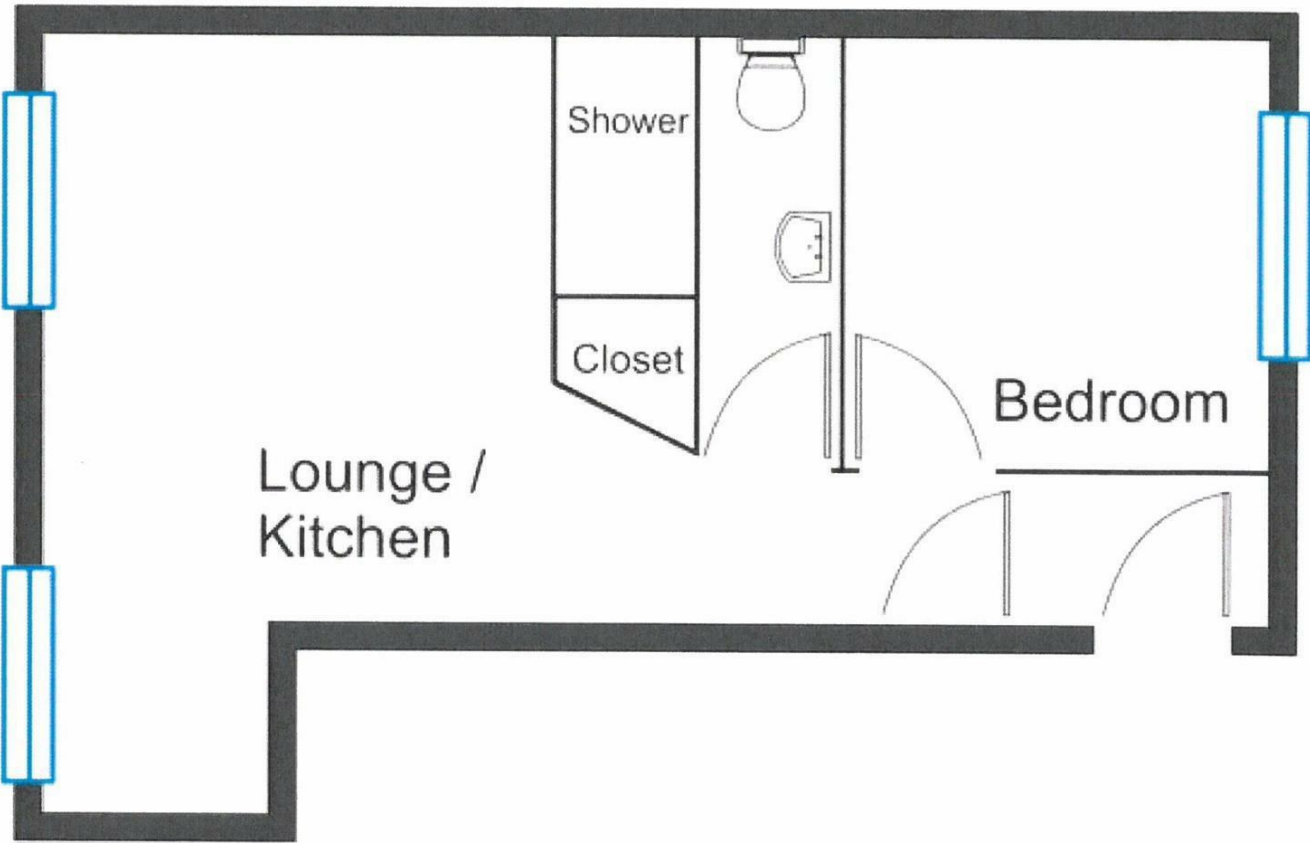


Apt 5 Broadway House, Hornsea HU18 1PZ

£99,500

Floor Plan (for identification purposes only)

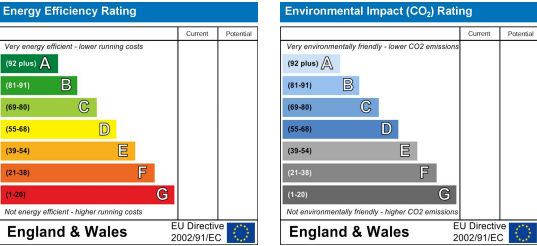


FOR GUIDANCE PURPOSES ONLY

Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.





- Fantastic Apartment
- Stunning Sea Views
- Energy Rating - C

- Convenient Location
- Lift Access

A super one bed roomed luxury apartment which is located on the second floor of Broadway House and enjoys some wonderful sea views to the front. Broadway House comprises an impressive four storey building which is ideally located just a "stones-throw" from the Promenade and beach, as well as being within comfortable walking distance of the main town centre. Ideal for those seeking a retirement/holiday home, a first time buyer or for those simply seeking a modern, low maintenance home at the East Coast, the apartment has underfloor heating, UPVC double glazing, enjoys both stairs and lift access, and comprises: private entrance lobby and hall, lounge with Juliette balcony and an open plan, well equipped kitchen with built in appliances, double bedroom and a modern shower room/w.c.

LOCATION

This apartment is located on the second floor of Broadway House and enjoys some wonderful sea views. Broadway House comprises a total of 22 apartments and is just a "stones-throw" from The Promenade and beach. Positioned between the local police station and leisure centre, Broadway House is within comfortable walking distance of the main town centre and most local amenities.

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 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 well appointed accommodation has PORCELAIN TILED FLOORS THROUGHOUT and UNDER FLOOR 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, and is arranged on one floor as follows:

ENTRANCE LOBBY

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

ENTRANCE HALL

3'6" x 7'7" (1.07m x 2.31m)

With a wall mounted audio visual intercom unit and doorways to:

LOUNGE WITH OPEN PLAN KITCHEN

16'9 x 12'4" (5.11m x 3.76m)

With a front window as well as double French doors which open out onto a Juliette balcony and enjoy extensive views over the sea. The kitchen area is fitted out with a good range of matching base and



wall units which incorporate white and graphite high gloss fronts, a predominantly white composite granite work surface with an inset stainless steel sink, built in oven and ceramic hob with cooker hood over, integrated fridge, microwave and a combined automatic washer/dryer. In addition there is underlighting to the wall units, plinth lighting, and a feature wall mounted electric living flame effect fire.

BEDROOM

8'7" x 9'1" (2.62m x 2.77m)

With provision for a wall mounted flat screen TV.

SHOWER ROOM

8'6" x 5'7" (2.59m x 1.70m)

With a three piece white suite comprising a large shower cubicle with a drench shower and a hand shower, pedestal wash hand basin and low level w.c., full height tiling to the walls, a large wall mirror and a built in cylinder/airing cupboard.

OUTSIDE

Whilst there is no private outside space included within this apartment, a parking permit can usually be obtained from the East Riding of Yorkshire Council to park in a large car park which is positioned to the south of Broadway House on the opposite side of Sands Lane.

TENURE

This apartment is held on a 999 year ground lease from 1st January 2012 at a peppercorn ground rent which is fixed for the full length of the lease. The lease contains suitable provisions for maintenance of the main structure, maintenance and cleaning of the common parts including windows and buildings insurance etc, and the monthly charge for this is currently £37.30.