



BELT
ESTATE AGENCY

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2 Hartley Court, East Road, Bridlington, YO15 3HL

Price Guide £70,000



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Welcome to this purpose-built apartment located in Hartley Court on East Road, Bridlington. This apartment is part of a small development comprising just eight residences, ensuring a sense of community.

The apartment features a well-proportioned reception room, kitchen, a comfortable bedroom and a modern bathroom.

Additionally, the property includes a garage, offering extra storage space or secure parking.

The location is particularly advantageous, situated on the South side of Bridlington, just off East Road. You will find Tesco Supermarket nearby, along with a variety of local eateries and the town centre is a mere half a mile away, offering shops, services, and amenities.

Do not miss the chance to make this lovely apartment your new home.

Communal entrance:

Entry phone system gives access to a well presented communal hall leading to the apartment.

Private entrance:

5'6" x 5'3" (1.69m x 1.61m)

Door into inner hall, two built in storage cupboards.

Lounge/diner:

13'8" x 11'4" (4.19m x 3.46m)

A spacious front facing room, electric fire with tiled inset and wood surround. Upvc double glazed window and central heating radiator.

Kitchen:

8'0" x 8'6" (2.46m x 2.61m)

Fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, part wall tiled, gas combi boiler, upvc double glazed window and central heating radiator.

Bedroom:

13'9" x 8'3" (4.21m x 2.53)

A rear facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'3" x 5'5" (2.52m x 1.67)

Comprises a modern suite, bath with plumbed in shower over, wc and wash hand basin. Wall panelling, upvc double glazed window and chrome ladder radiator.

Exterior:

Well maintained communal gardens.

Garage:

Up and over door, lockable storage area.

Notes:

Council Tax Band: A

The property is on a 999 year lease which commenced in 1976.

Currently this property is only suitable for cash buyers due to the pending fire reg works and updating of

shareholder management details.

All leaseholders are equal shareholders of Hartley Court Ltd who we understand own the Freehold title to the whole property.

Service charge £40 PCM plus £200 PCM to pay for pending fire alarm system update scheduled for this year.

The service charge includes buildings insurance, window cleaning, wheelie bin cleaning, gardening and ground rent.

Purchase procedure

On acceptance of any offer and in order to comply with current Money Laundering Regulations, we require sight of identification documentation (Valid Passport or Driving Licence) together with a utility bill or bank statement dated within the last 3 months showing your name and address. We also require sight of your proof of funds in relation to your purchase. Once we have received all requested documentation, we are able progress with your sale and forward a Memorandum of Sale to your chosen Solicitor/Conveyancer.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. **PURCHASE PROCEDURE:** If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



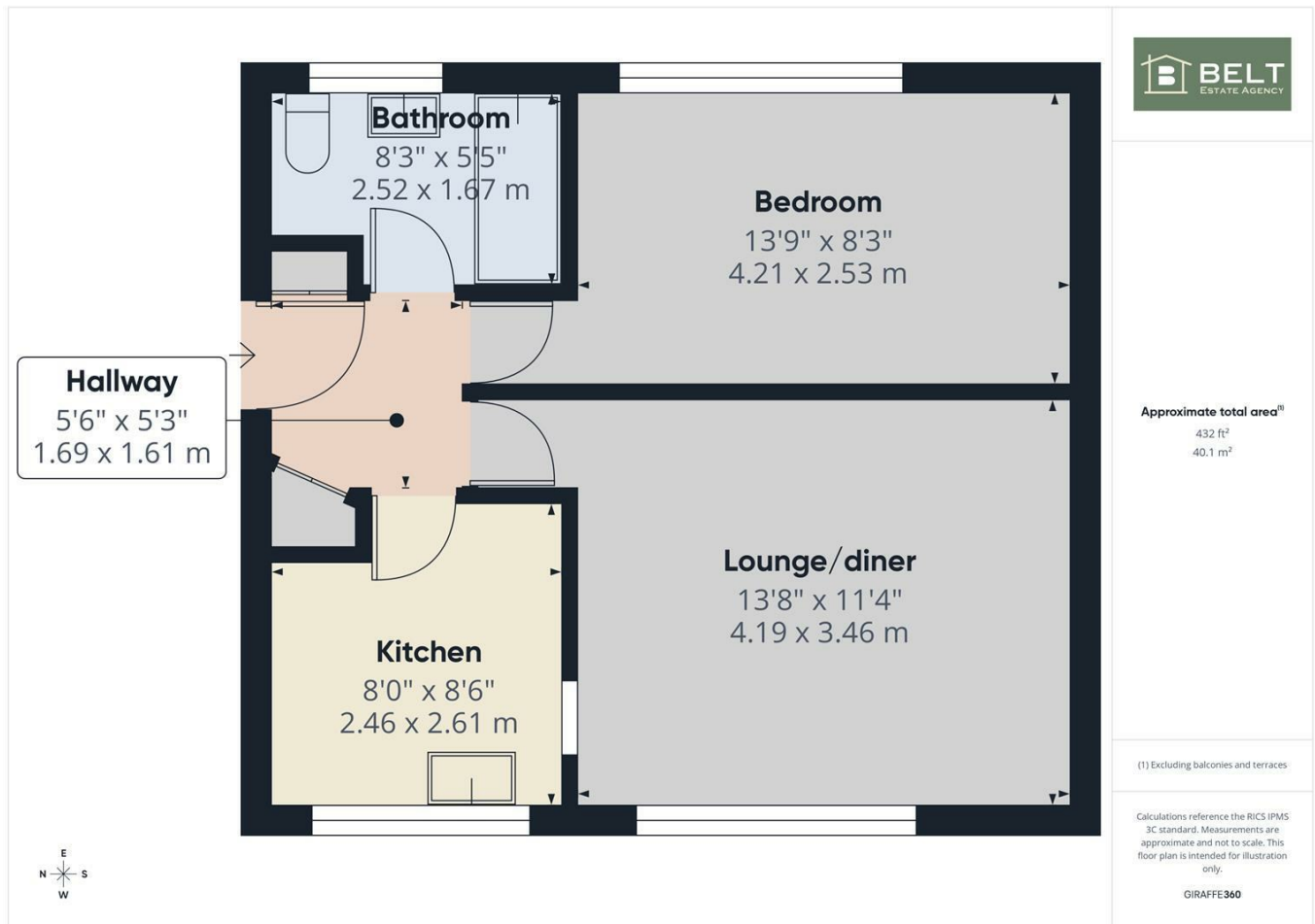
Road Map

Hybrid Map

Terrain Map



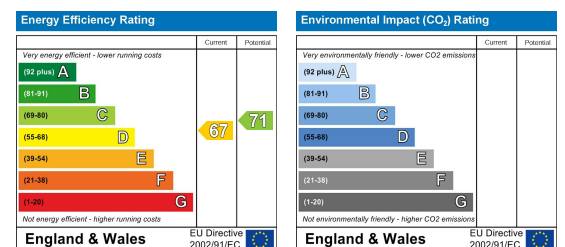
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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