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30 Highcliffe Court, St. Annes Road, Bridlington, YO15 2JZ

Price Guide £249,950



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A rare opportunity to acquire a third floor front line apartment in this prestigious purpose built block with stunning views overlooking the North Bay and towards Flamborough cliffs. The property offers views from the lounge, kitchen and bedrooms as well as from the outer balcony. Catering exclusively for the over 55's, this professionally managed block of 36 apartments has peace of mind security, lift facility to all floors, privacy as well as communal facilities including a large sunroom on the ground floor and sun terrace on the first floor with a south facing aspect. The apartment has recently been completely renovated by the current owners. Upgrades include: new stylish spacious kitchen diner with Omega fitted units, modern shower room and en suite. All rooms have usb sockets, luxury lvt vinyl flooring and new carpets throughout. Modern Fischer electric heating throughout the apartment and all new upvc double glazed windows which both have 10 year warranties and updated electrics.

Entrance

Secure communal entrance with ground floor office/reception. There are both lift and staircase access to: Private front door leading to the inner hall of the apartment with luxury LVT vinyl flooring. The inner hall has two built in storage cupboards, one of which houses the hot water tank.

Shower Room

7'8" x 5'0" (2.33 x 1.53)

Comprises a large walk in shower cubicle with plumbed in over head shower, w.c and wash hand basin with vanity fitted furniture. Wall panelling, ladder radiator, extractor and illuminated cabinet with demister and internal USB and shaver sockets. Finished with luxury LVT vinyl flooring to give a modern feeling shower room.

Lounge

12'4" x 12'0" (3.78m x 3.68m)

A spacious open plan, front facing room with upvc doors to the outer balcony with seating area. Modern wall mounted electric fire and two electric heated radiators. The room enjoys panoramic views across the bay towards Flamborough cliffs.

Kitchen/Diner

16'5" x 12'2" (5.01m x 3.72m)

A spacious kitchen diner fitted with a range of modern base and wall units, seamless one and a half integral stainless steel sink unit in Quartz worktop and matching Quartz splashbacks. Built in Neff slide and hide electric oven, built in Neff microwave oven. Neff induction hob with extractor above, built in fridge/freezer, integral washer/dryer and dishwasher. Under cupboard lighting and luxury LVT vinyl flooring.

Bedroom One

11'10" x 10'7" (3.61m x 3.24)

A front facing double with upvc double glazed window, electric heating radiator and built in wardrobes. Excellent sea views. Access leads to:

En Suite

6'10" x 6'9" (2.10m x 2.07m)

Comprises panelled bath with plumbed in shower above, w.c and wash hand basin with vanity fitted furniture. Wall panelling, extractor, ladder radiator and illuminated cabinet with demister and internal USB and shaver sockets. Finished with luxury LVT vinyl flooring.

Bedroom Two

11'10" x 8'5" (3.61m x 2.59m)

A front facing double room with a upvc double glazed window, electric heating radiator and built in wardrobes. Excellent sea views.

Exterior

Communal grounds with small garden area. There is a side access leading straight onto the sea front. Concealed waste and refuse area. Non-designated residents parking.

Tenure

Leasehold 999 year lease. Current ground rent £250 p.a (fixed for 1st 25 years).

Service Charges

The current service charge is £409.28 Per quarter. This charge covers a 24 hour call system, communal area's cleaned, maintained, heating and lighting to those areas, part time scheme manager, building insurance, window cleaning (external) cctv. Residents communal lounge plus kitchen, car park, maintenance and lift maintenance etc.

There is also a reserve fund/sinking fund which is money put aside to deal with planned maintenance. By building up a reserve they are able to fund major works when required without having to collect necessary funds from individual residents. It also means that owners are less likely to receive large unexpected bills.

Notes

On acceptance of your offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

Council Tax Band D

The properties are for over 55's only.

There is a communal lounge for the residents where activities including coffee mornings and games evenings are regular for all the residents.

There is a full security system and smoke alarm.

General Notes

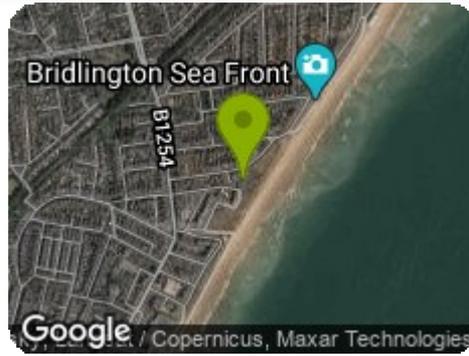
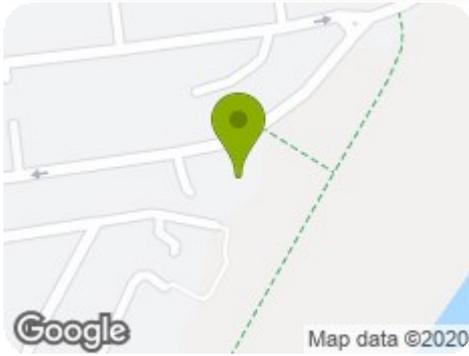
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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

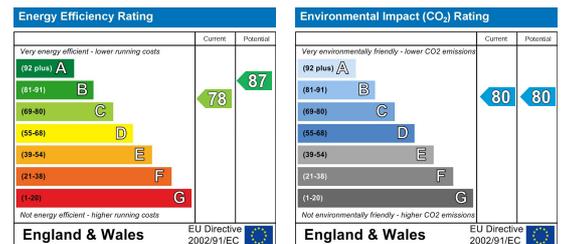


Illustration for identification purposes only, measurements are approximate, not to scale.

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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