



## Flat 8 North Bay Court, North Marine Drive, Bridlington, YO15

Price Guide £125,000



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Bridlington, YO15 2JF

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Located on North Marine Drive, a two bedroom seafront purpose-built apartment.

The apartment provides a comfortable space to unwind and enjoy the stunning views of the North Bay right from the comfort of your home.

Built in 2002, this leasehold property ensures a hassle-free living experience. With private parking available for one vehicle, you can easily explore the surrounding areas.

Conveniently situated across from the beach, residents can have leisurely walks along the Promenade leading towards the bustling harbour or towards the picturesque Sewerby Cliffs. Additionally, it's conveniently located for easy access to the shops and supermarket on Flamborough Road.

The property comprises: Ground floor: communal entrance to staircase to first floor, private entrance, kitchen, spacious lounge/diner to outer balcony, two bedrooms and bathroom. Exterior: Gated private car park. Upvc double glazing and gas central heating.

Whether you're looking for a permanent residence or a holiday home, this flat offers the perfect blend of comfort, convenience, and breathtaking views. Contact us today to arrange a viewing.

### **Communal entrance:**

Entry door system into communal hall, staircase to first floor.

### **Private entrance:**

Door into inner lobby, built in storage cupboard and central heating radiator. Door into inner hall, central heating radiator.

### **Kitchen:**

11'6" x 9'11" (3.51m x 3.04m)

A side facing room with sea views, fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with extractor over. Full wall tiled, floor tiled, plumbing for washing machine and dishwasher. Gas combi boiler, upvc double glazed window and central heating radiator.

### **Lounge/diner:**

17'5" x 13'6" (5.33m x 4.14m)

A spacious front facing room, with stunning sea views over the North Bay, electric fire, upvc double glazed window, central heating radiator and upvc double glazed patio doors onto the outer balcony.

### **Bedroom:**

13'0" x 9'6" (3.98m x 2.92m)

A spacious front facing double room with stunning sea views over the North Bay, built in wardrobes, upvc double glazed window and central heating radiator.

### **Bedroom:**

9'4" x 6'0" (2.85m x 1.85m)

A side facing single room, built in wardrobe, upvc double glazed window and central heating radiator.

### **Bathroom:**

7'6" x 5'5" (2.31m x 1.67m)

Comprises bath with plumbed in shower over, wc and

wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, built in storage cupboard and central heating radiator.

### Exterior:

Security gated access to private car park.

### Notes:

Council tax band: C

Leasehold on a 125 year lease from 2002

Service charge: £850.00 per annum

### Purchase procedure

On acceptance of any 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.

### 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.



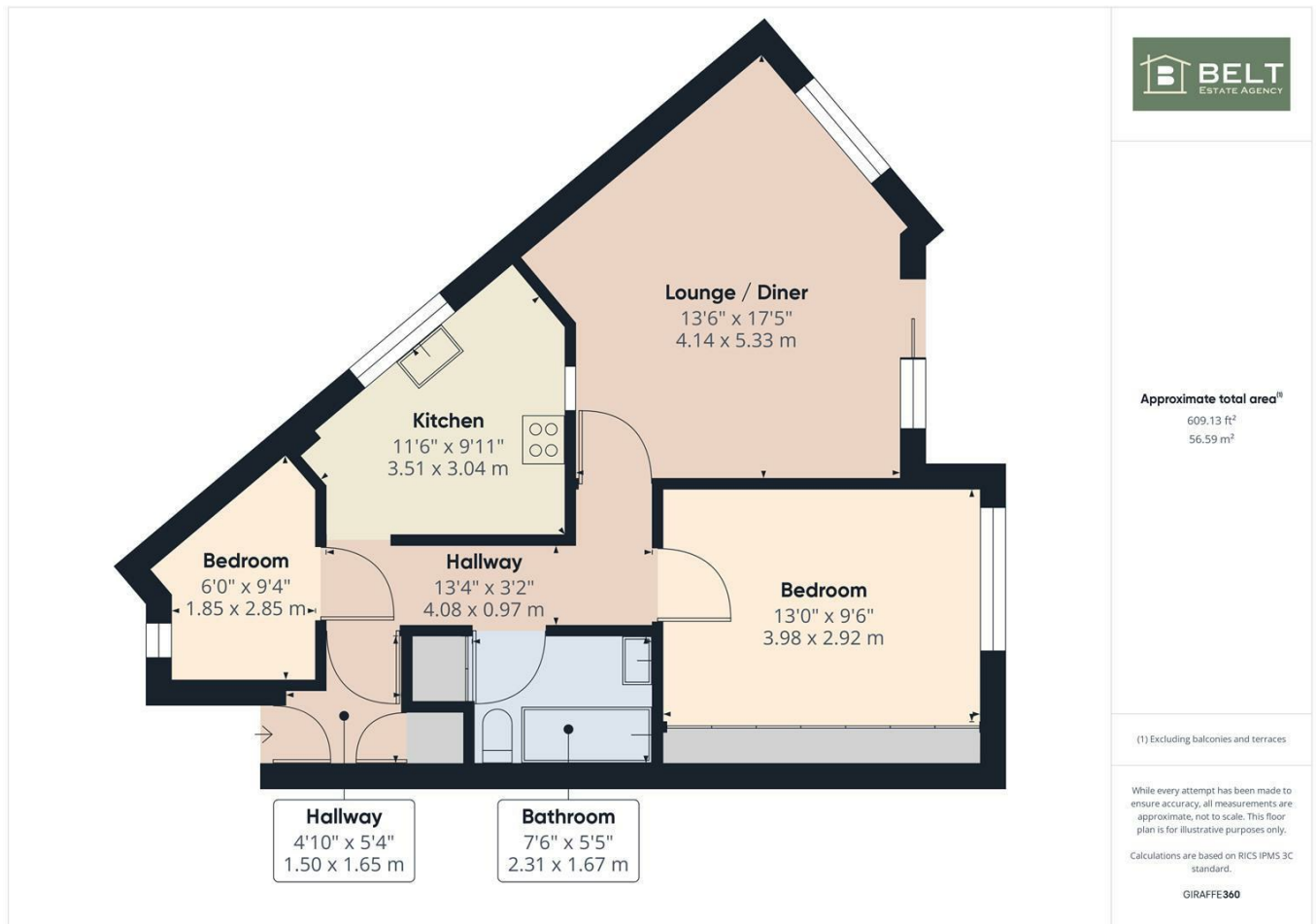
Road Map

Hybrid Map

Terrain Map



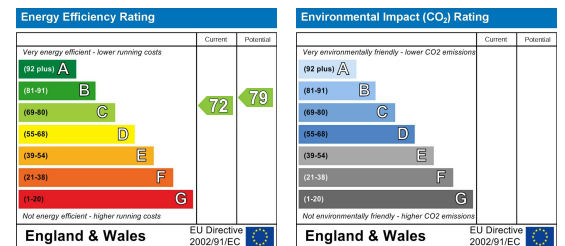
## Floor Plan



## 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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