



Flat 1, 8 King Street, Bridlington, YO15 2DQ

Price Guide £135,000



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A stunning three bedroom first floor apartment which has been recently renovated by the current owner. Situated in a central location in the town centre above the Natwest bank. Close to local shops, town centre amenities and a short distance from harbour and foreshore. One of three residential flats within a complex of six properties.

The property comprises: communal entrance to staircase to first floor, private entrance, inner hall, spacious lounge/diner, modern kitchen, three bedrooms, modern en-suite bathroom and modern shower room. Exterior: communal rear yard with small store.

Must be viewed to appreciate what's on offer. The property is leasehold with 113 years remaining.

Communal entrance:

Entry door system gives access to communal hall and staircase to first floor.

Entrance:

Private entrance door into inner hall, partly parquet flooring.

Kitchen:

11'10" x 10'9" (3.62m x 3.30m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven, gas hob with stainless steel extractor over. Part wall tiled, plumbing for washing machine, fridge/freezer and gas combi boiler. Upvc double glazed window and archway into:

Lounge/diner:

22'3" x 12'1" (6.79m x 3.69m)

A spacious front facing room, this room was the bank's board room, three double glazed sash windows, parquet flooring and two central heating radiators.

Bedroom:

13'4" x 11'1" (4.07m x 3.40m)

A front facing double room, built in wardrobe, double glazed bay sash window and modern vertical radiator.

En-suite:

10'6" x 5'11" (3.22m x 1.81m)

Comprises a modern suite, free standing slipper bath, walk in fully tiled shower with plumbed in shower, wc and wash hand basin with vanity unit. Floor tiled, part wall tiled, extractor, two upvc double glazed windows and ladder radiator.

Bedroom:

11'3" x 10'8" (3.44m x 3.27m)

A front facing double room, double glazed sash bay window and vertical radiator.

Bedroom:

12'0" x 9'7" (3.66m x 2.93m)

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

Shower room:

4'9" x 3'5" (1.47m x 1.05m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, upvc double glazed window and ladder radiator.

Exterior:

Rear door access to yard, small store and bin area with

access through to Queen Street.
Resident parking permit may be applied for to the East Riding Council - Zone A.

Notes:

Council tax band: A

The blinds in the kitchen, bedroom and shower room are included in the sale. Also the American style fridge/freezer in the kitchen is included in the sale.

The property is leasehold from 2014 with 117 years remaining.

Ground rent £40 a year and maintenance fee £45 a month.
No holiday lets but you can do short term tenancies, with no sub letting.

One small pet by permission.

Some items of furniture may be available by separate negotiation.

The property benefits from free WIFI.

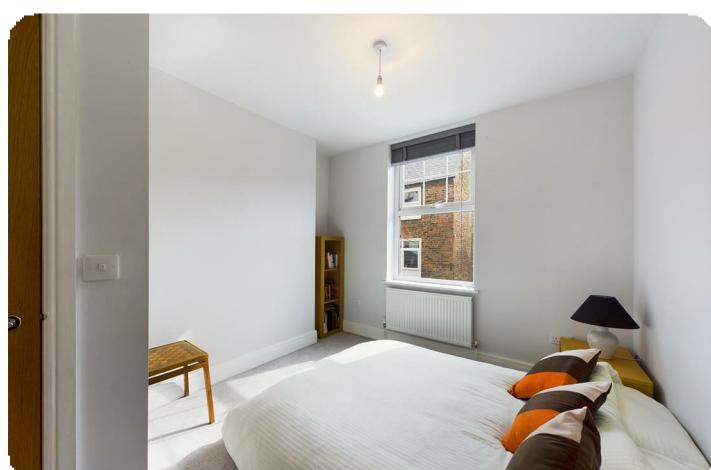
General Notes:

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.

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.



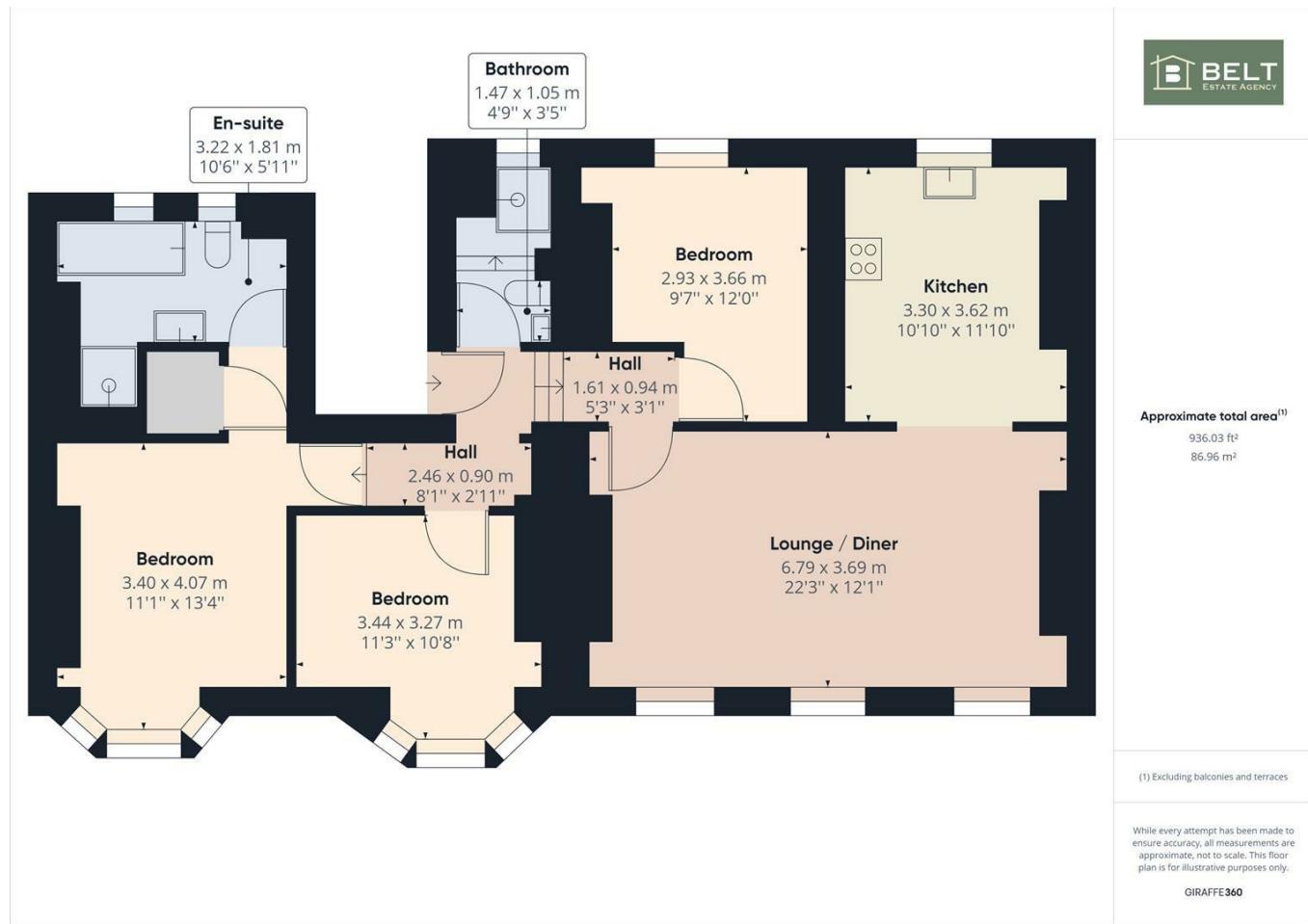
Road Map

Hybrid Map

Terrain Map



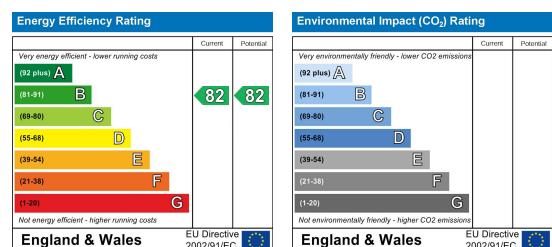
Floor Plan



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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