



**BELT**  
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## Flat 3, 62 Windsor Crescent, Bridlington, YO15 3JA

Price Guide £94,950



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Bridlington, YO15 3JA

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A spacious four bedroom maisonette located close to Bridlington's harbour, access to the south beach and town centre. Ideal for investment, holiday home or permanent residence.

The property comprises: Second floor: spacious lounge/diner, kitchen, a double bedroom, bathroom and wc. Third floor: three further bedrooms. Upvc double glazing and gas central heating. No ongoing chain. The property is leasehold with a share of the freehold. No ongoing chain.

### Communal entrance:

Door into communal entrance hall, staircase to first floor.

### Private entrance:

Door into inner lobby, staircase to second floor landing, central heating radiator.

### Lounge/diner:

19'7" x 12'0" (5.98m x 3.66m)

A spacious front facing room, two upvc double glazed windows and two central heating radiators.

### Kitchen:

10'9" x 10'0" (3.29m x 3.05m)

Fitted with a range of base and wall units, inset stainless steel sink unit, electric oven and hob with stainless steel extractor over. Part wall tiled, gas combi boiler, space for fridge/freezer, plumbing for washing machine, upvc double glazed window and central heating radiator.

### Bedroom:

12'5" x 11'7" (3.81m x 3.55m)

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

### Bathroom:

6'9" x 5'6" (2.06m x 1.70m)

Comprises bath, wash hand basin, part wall tiled, upvc double glazed window and central heating radiator.

### Wc:

4'0" x 3'11" (1.24m x 1.20m)

Wc, wash hand basin and upvc double glazed window.

### Third floor:

#### Bedroom:

14'9" x 8'9" (4.51m x 2.69m)

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

#### Bedroom:

12'1" x 10'5" (3.70m x 3.18m)

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

#### Bedroom:

8'9" x 7'8" (2.67m x 2.34m)

A front facing single room, velux window and central heating radiator.

## Notes:

Council tax band: A

The property is leasehold with a share of the freehold.

There is a 999 year lease from 2024

Any works the cost is split between the three flat owners.

## 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



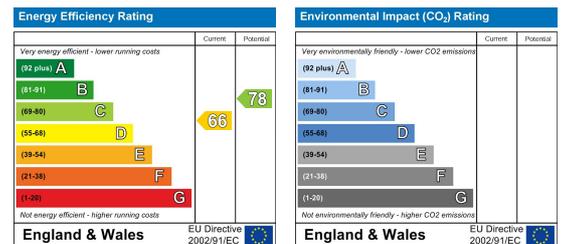
### Floor Plan



### 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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