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Flat 5, 11 Albion Terrace, Bridlington, YO15 2PJ

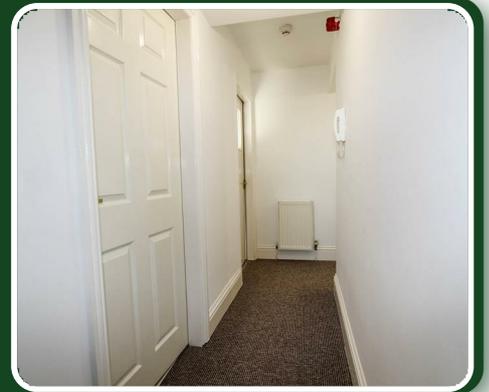
Price Guide £55,000



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, Bridlington, YO15 2PJ

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A fully self contained third floor apartment of inner hall, lounge with side sea views, 1-double bedroom, fitted kitchen with adjacent sea views, bathroom, gas central heating, upvc d/glazing. Ideal as either a permanent residence, holiday home or investment property. Located yards from the North beach and easy access to the front, Leisureworld and a good selection of shops, cafe's, bars, etc.

Communal Entrance:

The front entrance is approached by steps leading to an elevated ground floor porch area with access to meter store cupboards etc. Further door leads to communal inner hall and stairway.

Apartment Entrance:

From the ground floor are three flights of stairs leading to this third floor, fully self contained apartment.

Kitchen:

9'7" x 6'10" (2.93m x 2.09m.)

Front facing kitchen with a range of base and wall units, split level electric oven and gas hob, combi central heating boiler, upvc window and one central heating radiator. good adjacent sea views.

Lounge:

15'1" x 12'1" (4.61m x 3.69m)

Front facing lounge with side sea views, upvc window and one central heating radiator.

Bedroom one:

10'8" x 8'6" (3.26m x 2.61m)

Rear facing double with mirrored wardrobes, upvc window and one central heating radiator. views over Trinity Church to rear elevation.

Bathroom:

10'0" x 4'9" (3.05m x 1.46m)

Fully wall and floor tiled, this bathroom has a white suite comprising wash hand basin, w.c., bath with mains fitted shower and extractor fan.

Exterior:

rear yard for storage of wheelie bins.

Notes:

Tenure: Leasehold 125 years from 31st July 2005

current outgoings:

management fee: £50 per month. Ground rent £125 p.a.

share of property insurance: £150 p.a.

Council tax band: A

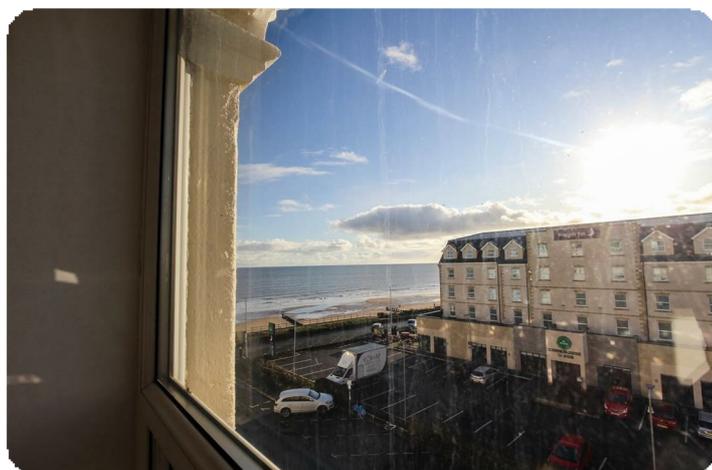
Purchasing Procedure:

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

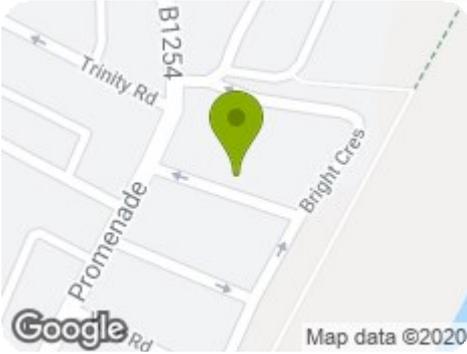
for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection 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

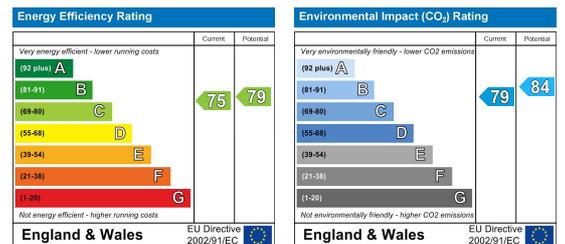


Floor Plan

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.

