



28 Burlington Gardens, Bridlington, YO16 4HW

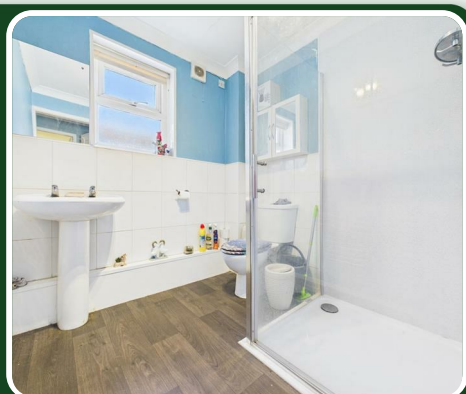
Price Guide £70,000



28 Burlington Gardens

Bridlington, YO16 4HW

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Welcome to Burlington Gardens, Bridlington, a two-bedroom ground floor apartment that offers an excellent opportunity for those seeking a retirement property. Built in 2005, this apartment is available on a 75% shared ownership basis.

Leasehold 75% share, 60 years left, reflected in the price. Accent Housing Association can be approached by new owners for a lease extension after completion - the vendor has let us know Accent are happy to do this.

One of the standout features of this property is its handy location. Situated just off Quay Road, residents will find themselves within easy reach of a local parade of shops, a post office, and various bus service routes, ensuring that all essential amenities are just a stone's throw away.

The absence of an ongoing chain allows for a smooth and efficient purchasing process.

The property comprises: private entrance, lounge, kitchen, two bedrooms and bathroom. Exterior: communal gardens and private parking.

Private entrance:

Upvc double glazed door into inner hall, two built in storage cupboards, one housing hot water store.

Kitchen:

9'3" x 8'0" (2.83m x 2.44m)

Fitted with a range of base and wall units, stainless steel sink unit, electric cooker, washing machine, fridge/freezer, part wall tiled, extractor and upvc double glazed window.

Lounge/diner:

14'6" x 9'4" (4.43m x 2.87m)

A side facing room, electric wall mounted fire and upvc double glazed door onto the communal garden.

Bedroom:

10'7" x 7'10" (3.25m x 2.41m)

A side facing double room, upvc double glazed window and electric heater.

Bedroom:

9'11" x 6'2" (3.03m x 1.88m)

A side facing single room, upvc double glazed window and electric heater.

Bathroom:

6'4" x 6'4" (1.95m x 1.94m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, shower panelling, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

Exterior:

Bin store, communal gardens and private parking for both residents and visitors.

Notes:

Council tax band: B

The Accent Housing Association will vet all applicants for this apartment. A completed questionnaire showing levels

of personal income has to be completed in order to ascertain a potential buyers suitability.

These apartments are intended to provide affordable housing to genuine buyers on a limited income.

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There is a monthly service charge of £101.00 covering, general maintenance, grounds, gardens, shared lighting, property insurance, cost of call emergency call system.

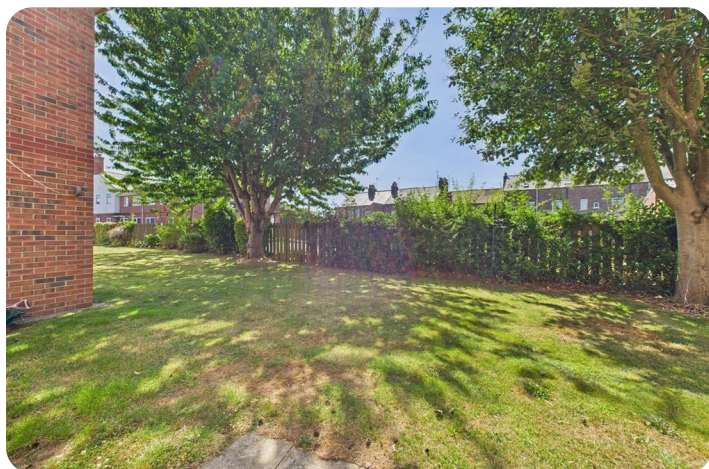
Purchase procedure

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)

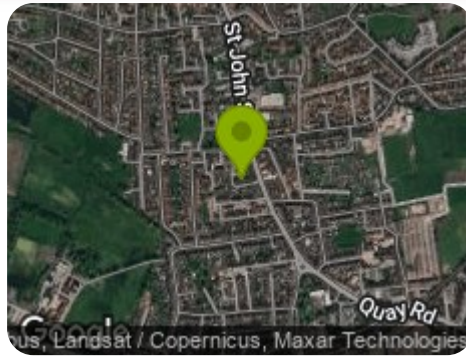
Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE 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.



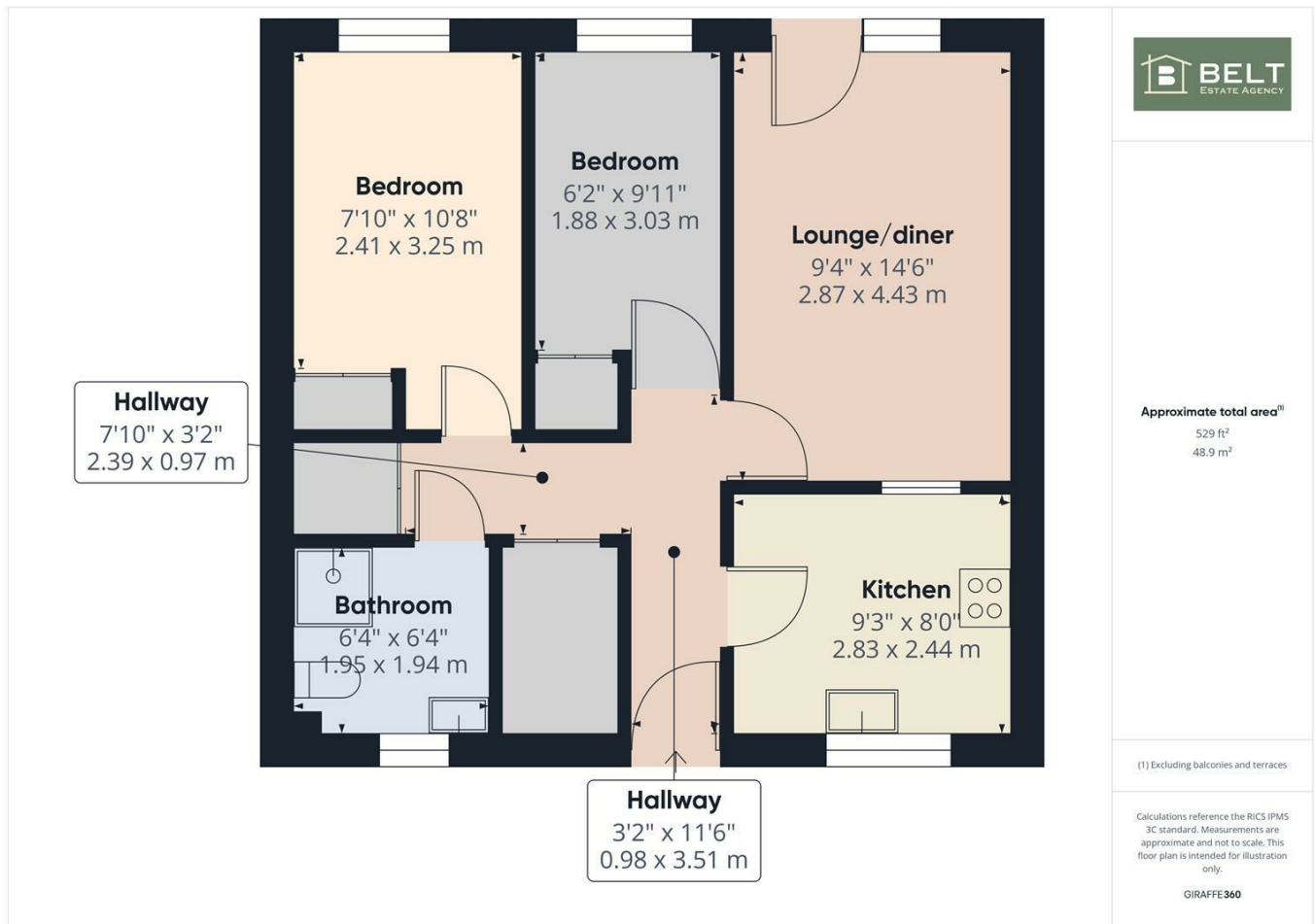
Road Map

Hybrid Map

Terrain Map



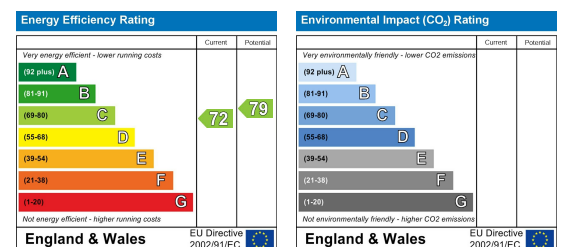
Floor Plan



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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