BELT
ESTATE AGENCY

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Flat 11, 2 Cloisters Mews, Bridlington, YO16 4PJ

Price Guide £90,000

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The Property Ombudsman
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Flat 11, 2 Cloisters Mews

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Welcome to Cloisters Mews, a two bedroom apartment situated in the heart of Bridlington's historic Old Town.
This modern block offers a comfortable living space, perfect for first-time buyers or those seeking a second home by the coast.
The apartment features a generous open plan kitchen/dining/living room that invites relaxation and social gatherings. With two well-proportioned bedrooms, there is ample space for rest and privacy. The bathroom is conveniently located, catering to all your daily needs.
One of the standout features of this property is its location, just yards away from the High Street. Here, you will find a selection of inns, bistros, restaurants, galleries, curio shops, and coffee houses. Whether you fancy a leisurely stroll or a meal, everything you need is within easy reach. Additionally, the property includes parking for one vehicle.
Don't miss your chance to make this lovely apartment your new home.

Communal entrance:

Entry phone system into communal hall, staircase to the second floor.

Private entrance:

Door into inner hall, electric radiator and built in storage cupboard housing hot water store.

Open plan kitchen/dining/living:

24'8" x 12'2" (7.54m x 3.73m)
Fitted with a range of modern base and wall units, composite sink unit, electric oven and hob with extractor over. Plumbing for washing machine, two upvc double glazed windows and electric radiator.

Bedroom:

13'0" x 12'4" (3.97m x 3.78m)
A rear facing double room, two upvc double glazed windows and electric radiator.

Bedroom:

12'0" x 10'8" (3.68m x 3.27m)
A rear facing double room, upvc double glazed window and electric radiator.

Bathroom:

6'7" x 5'6" (2.01m x 1.68m)
Comprises, bath with shower attachment, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and electric ladder radiator.

Exterior:

One allocated parking space and communal bike shed.

Notes:

Council tax band: B
The property was constructed by persimmon Homes in 2012. The flat has a 125 year lease from 2012.
Ground rent: £250.00 per year (by way of Deed of Variation)
Maintenance: £116.00 per month (covers property insurance, maintaining grounds, car park, communal bike shed, communal hallways, window cleaning etc.)

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.





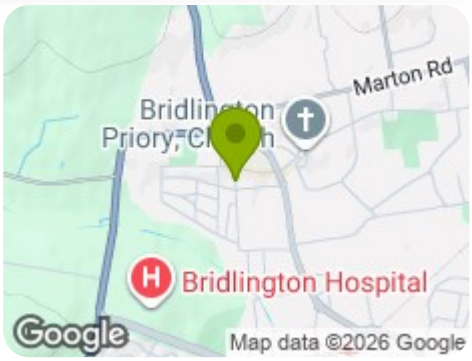




Road Map | Hybrid Map | Terrain Map







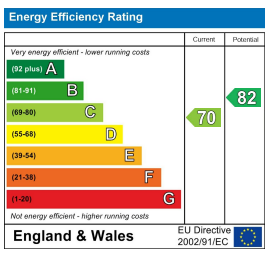
Floor Plan

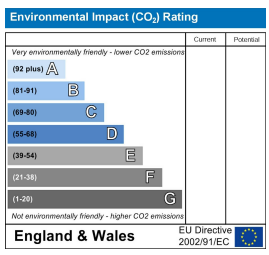


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.