



Flat 9 Marine Point, North Marine Drive, Bridlington, YO15 2JT

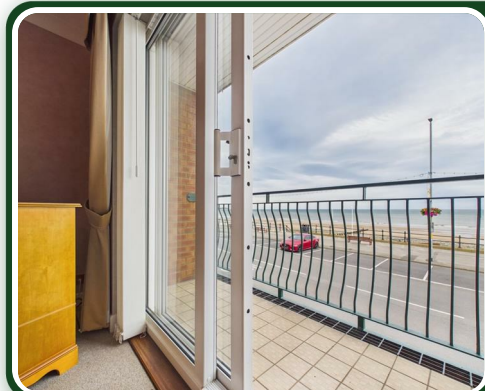
Price Guide £139,950



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Welcome to Marine Point in Bridlington. This purpose-built apartment is perfect for those looking to downsize or enjoy a serene seaside retreat.

The property features a lounge/diner to outer balcony that provides stunning views across the North Bay. Kitchen, two bedrooms and a bathroom. Also a gated communal car park, complete with one allocated parking space, providing peace of mind and security.

Situated opposite, the beach, providing easy access to leisurely walks along the Promenades, whether you wish to stroll towards the harbour or explore the paths leading up to Sewerby Cliffs and village. The nearby Flamborough Road shops and supermarket cater to all your daily needs. This apartment combines comfort, convenience, and breathtaking views in one of Bridlington's most sought-after locations.

Don't miss the opportunity to make this seaside haven your own.

Communal entrance:

Door into a communal hall, staircase to the first floor.

Private entrance:

Door into inner lobby, built in storage cupboard. Door into inner hall, electric radiator.

Lounge/diner:

18'1" x 10'0" (5.53m x 3.05m)

A front facing room with stunning views of the north bay, electric fire in a wood surround, electric night storage heater and upvc double glazed door to the outer balcony.

Kitchen:

9'0" x 7'8" (2.75m x 2.35m)

Fitted with a range of base and wall units, composite one and a half sink unit, electric oven and hob with extractor over. Part wall tiled, plumbing for washing machine, electric radiator and upvc double glazed window.

Bedroom:

11'8" x 8'1" (3.57m x 2.48m)

A front facing room, built in wardrobes, cupboard and drawers. Electric radiator and upvc double glazed window with stunning views of the north bay.

Bedroom:

6'9" x 5'9" (2.06m x 1.76m)

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

Bathroom:

7'1" x 4'10" (2.16m x 1.48m)

Comprises bath with shower attachment, wc and wash hand basin. Full wall tiled, extractor, built in storage cupboard housing hot water store and electric fan heater.

Exterior:

Secure parking, electric gates lead to a communal car park and one allocated car parking space.

Notes:

Council tax band C

Leasehold 999 year lease from January 1994.
Service charge £900 per annum
Holiday letting restriction

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

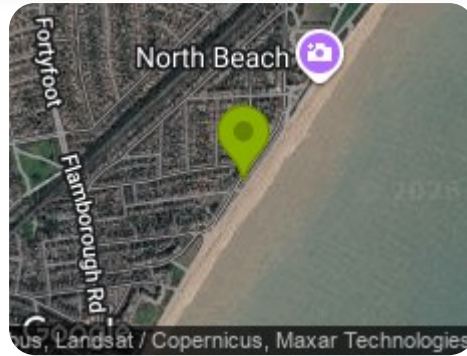
queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



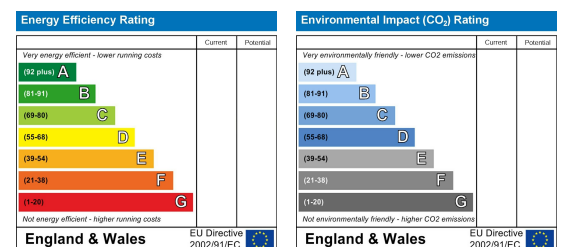
Floor Plan



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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