



80A Darwin Road, Bridlington, YO16 6FZ

Price Guide £97,950



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Welcome to Darwin Road in the coastal town of Bridlington, a well-presented first-floor apartment set in attractive and well maintained gardens.

The property comprises two comfortable bedrooms, a well-appointed bathroom, a spacious lounge/diner and kitchen. This property is perfect for first-time buyers, investors, or those looking to downsize.

Situated just off Bampton Lane, this apartment enjoys close proximity to essential amenities, a supermarket, local shops, and a public house/restaurant. For those who rely on public transport, a regular bus route is conveniently located nearby, offering easy access to the town centre.

With no ongoing chain, this property presents an opportunity for prospective buyers to move in without delay.

Whether you are looking to make your first step onto the property ladder, seeking a sound investment, or wishing to downsize, this apartment on Darwin Road is an excellent choice.

Private entrance:

Upvc double glazed door into inner lobby. Staircase to first floor landing, central heating radiator and two built in storage cupboards one housing gas combi boiler and plumbing for washing machine.

Lounge/diner:

13'9" x 13'2" (4.21m x 4.03m)

A front facing room, wall mounted electric fire, upvc double glazed window and central heating radiator.

Kitchen:

8'6" x 8'4" (2.60m x 2.55m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, hob with extractor over, full wall tiled and upvc double glazed window.

Bedroom:

12'8" x 10'3" (3.87m x 3.13m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

10'5" x 8'7" (3.20m x 2.64m)

A front facing double room, built in storage cupboard, upvc double glazed window and central heating radiator.

Bathroom:

6'4" x 5'5" (1.94m x 1.66m)

Comprises "P" shaped bath with shower attachment, wc and wash hand basin. Full wall tiled, upvc double glazed window and chrome ladder radiator.

Exterior:

Garage located in a block.

Notes:

Council tax band: A

Contents can be included in the sale.

The property is leasehold

Maintenance charge for 25/26 is £750, which includes

£60 ground rent.

The maintenance charge is reviewed annually, whilst the Ground Rent will remain fixed till May 2032.

The "year" runs from the 1st June till 31st May the following year.

The current lease is 125 years from 1982.

The sellers are extending the current lease by 90 years.

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



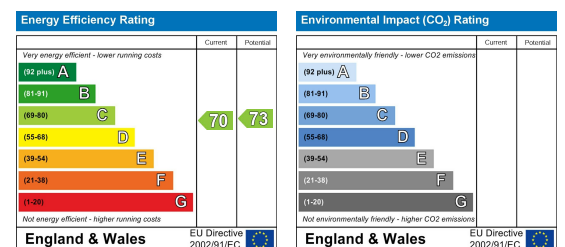
Floor Plan



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.