BELT
ESTATE AGENCY

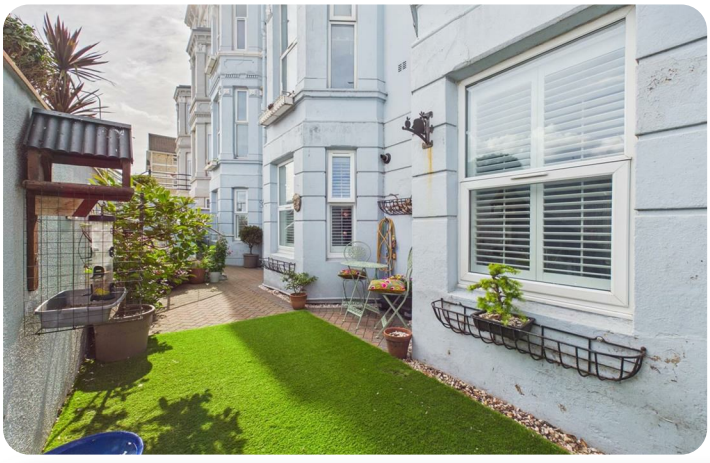
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1 Royal Crescent Court, Bridlington, YO15 2PF

Price Guide £190,000

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The Property Ombudsman

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1 Royal Crescent Court

Bridlington, YO15 2PF

Price Guide £190,000





Welcome to this apartment located in the desirable Royal Crescent Court, Bridlington.
This property boasts two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for those seeking comfort and convenience. The apartment features a spacious reception room that is perfect for relaxation or entertaining guests.
Recently modernised by the current owners, the apartment showcases a contemporary kitchen and bathroom, ensuring that you can enjoy a stylish and functional living space. The property is deceptively spacious, and a viewing is highly recommended to fully appreciate its generous layout and thoughtful design.
Situated directly opposite the picturesque North Bay, this apartment offers easy access to the beach. The location is incredibly convenient, with the town centre facilities, bus station, and a variety of restaurants just a short stroll away. For those who enjoy outdoor activities, the nearby great walks provide an excellent opportunity to explore the beautiful surroundings.
This property is perfect for retirement or as a holiday home, offering a peaceful retreat in a coastal town. Don't miss the chance to make this delightful apartment your own.

Entrance:

Private entrance with composite door opening into a spacious inner hallway, featuring two central heating radiators, oak flooring and door to communal hall.

Kitchen/diner:

14'0" x 9'9" (4.29m x 2.99m)

Fitted with a contemporary range of matching base and wall units, complemented by a central island incorporating an electric hob. Additional features include an electric double oven, Belfast-style sink unit, integrated dishwasher, washing machine. fridge/freezer and a gas combi boiler. A upvc double glazed bay window with fitted plantation shutter blinds provides an abundance of natural light and central heating radiator.

Lounge:

18'7" x 11'11" (5.68m x 3.65m)

A spacious front facing room, modern electric wall mounted fire, upvc double glazed bay window with fitted plantation shutter blinds and central heating radiator.

Bedroom:

10'2" x 9'7" (3.10m x 2.93m)

A front facing double room, built in wardrobes, upvc double glazed bay window with fitted plantation shutter blinds and central heating radiator.

Bedroom:

10'9" x 8'11" (3.28m x 2.72m)

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

Bathroom:

7'0" x 5'11" (2.15m x 1.81m)

Comprising a stylish modern suite featuring a bath with plumbed-in shower over, WC and a contemporary Roper Rhodes wash hand basin with vanity unit. Finished with fully tiled walls, extractor fan, shaver socket and a column radiator.

Wc:

6'4" x 4'3" (1.95m x 1.31m)

WC and wash hand basin.

Exterior:

To the front of the property is a private, walled courtyard, featuring a block-paved patio area leading onto artificial lawn with decorative pebble borders. A timber-built shed provides useful outdoor storage.

Notes:

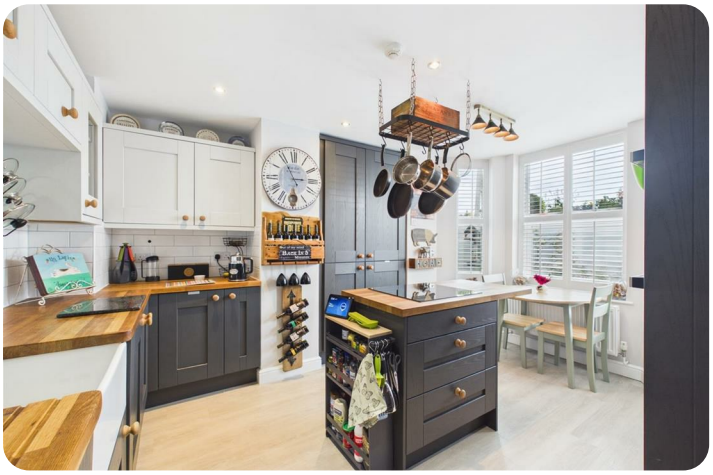
Council tax band: B
Leasehold property with 940 years left remaining on the lease
Service charge: £2500 a year, management company is Nicholson
Holiday let restriction, pets are allowed

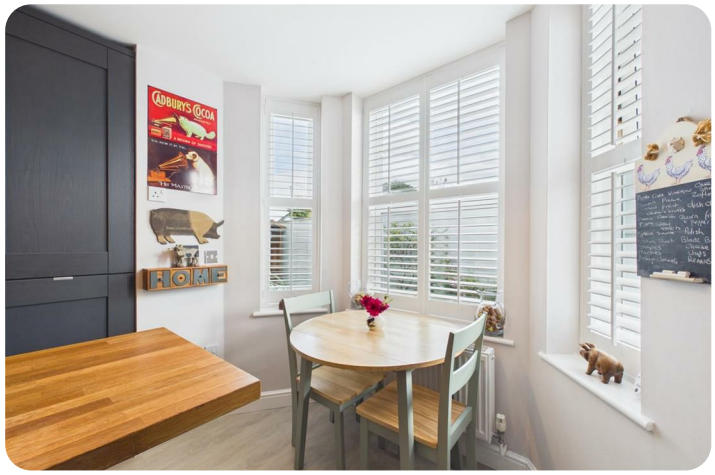
Purchase Procedure:

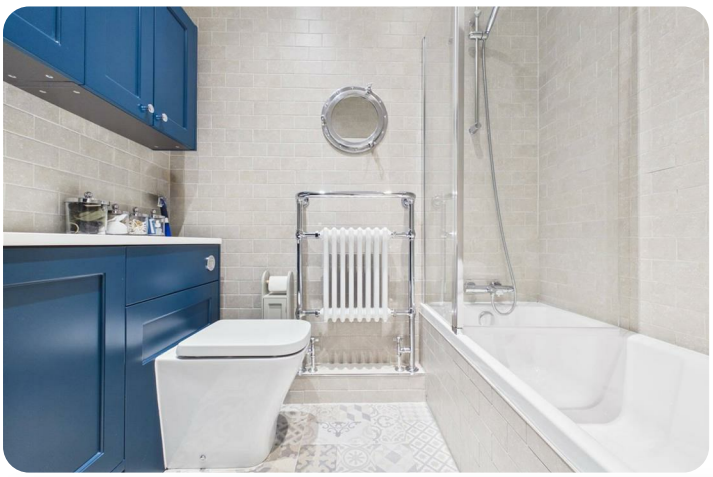
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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.









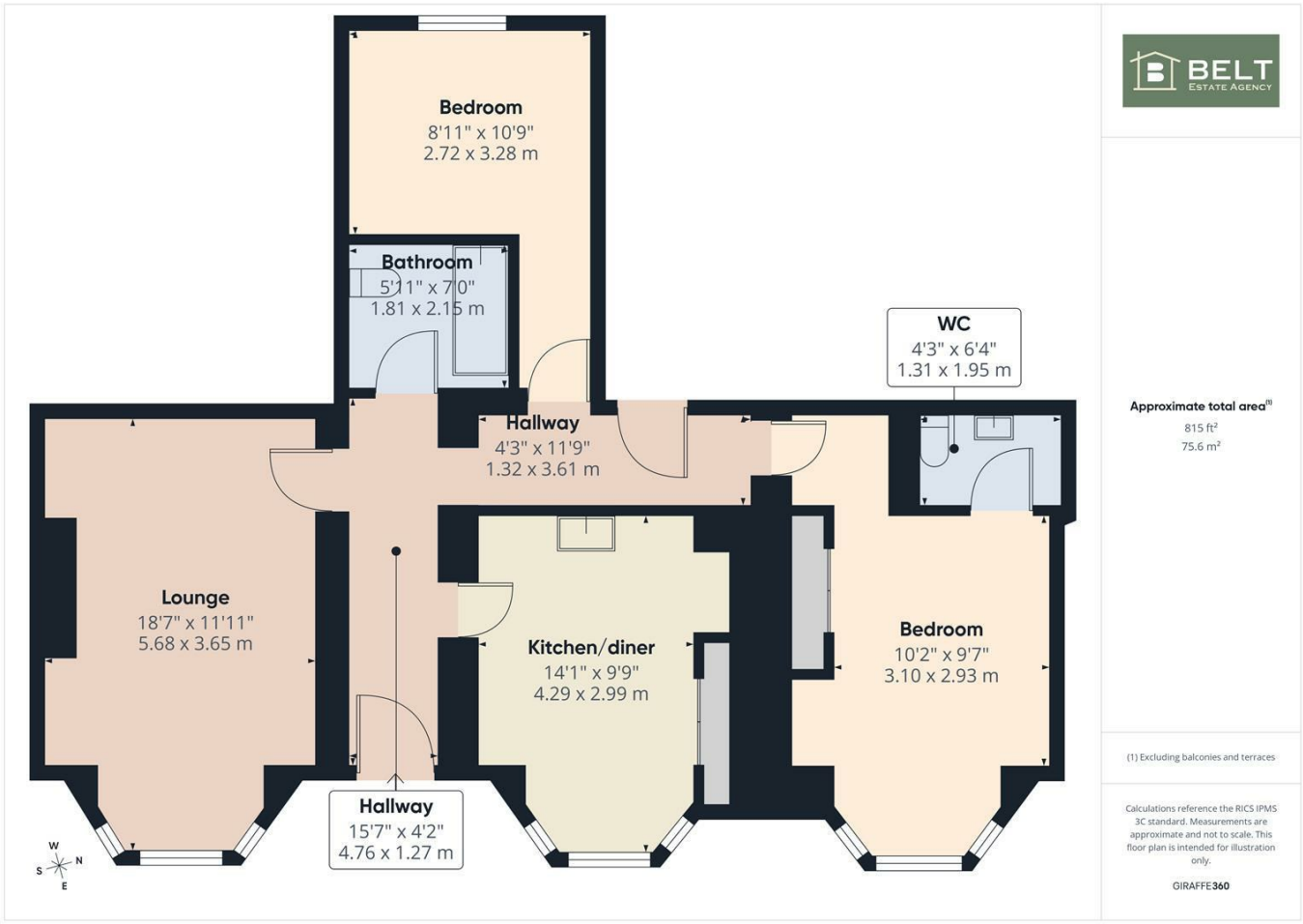
Road Map | Hybrid Map | Terrain Map







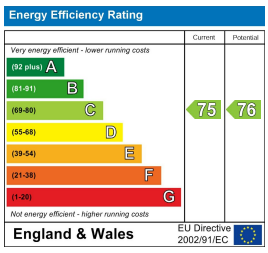
Floor Plan

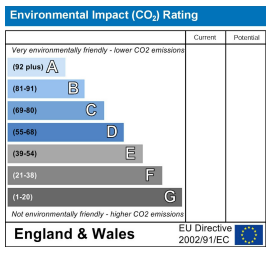


Viewing

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.