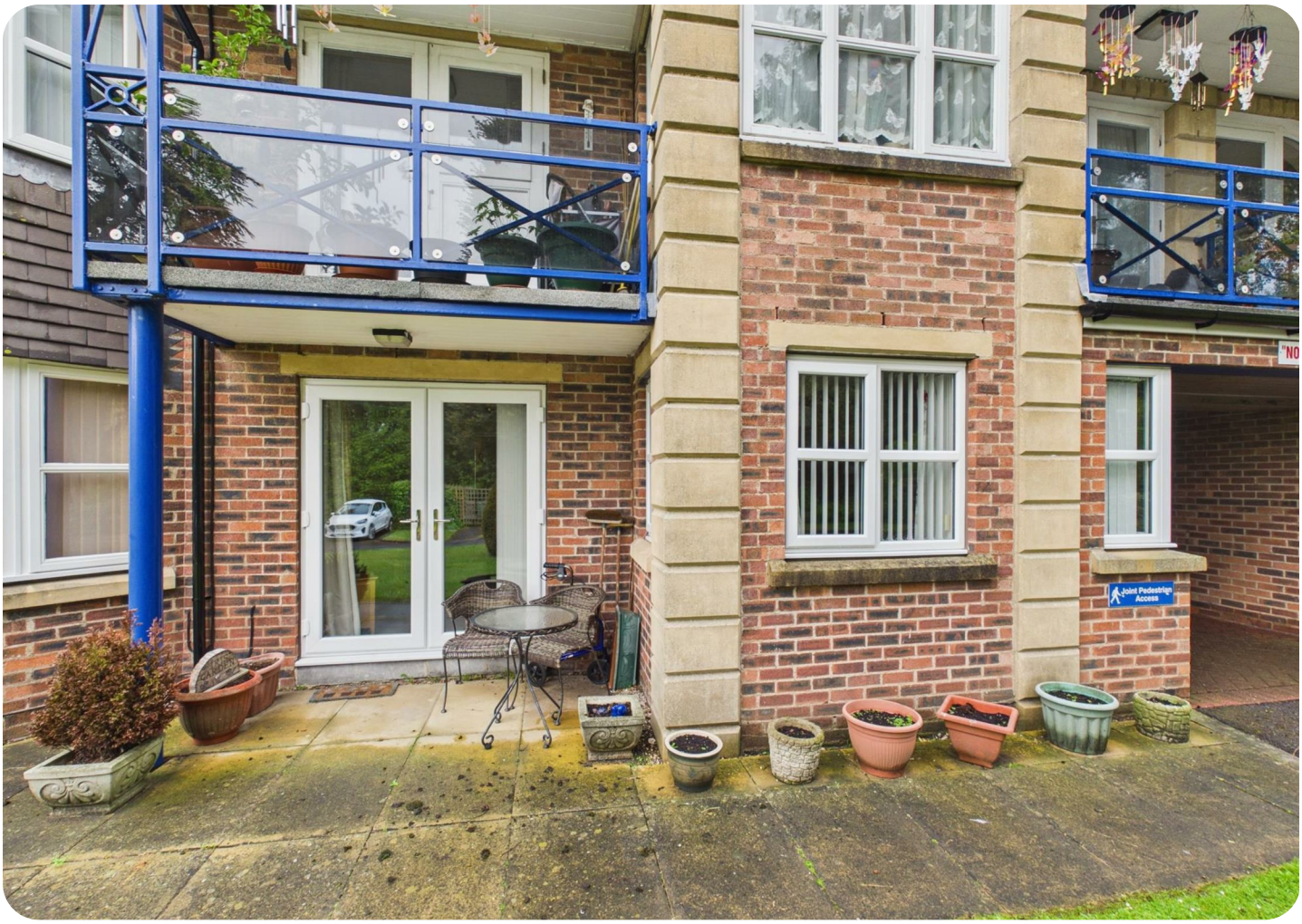
BELT
ESTATE AGENCY

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8 Avenue Court Westgate, Bridlington, YO16 4QG

Price Guide £79,950

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The Property Ombudsman

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8 Avenue Court Westgate

Bridlington, YO16 4QG

Price Guide £79,950





A one bedroom ground floor apartment for over 55's within the Avenue Court development.
The property comprises: private entrance, entrance hall, lounge, kitchen/diner, one double bedroom and bathroom. Electric heating and upvc double glazing.
Exterior: parking facility, stunning shared gardens, communal room which adjoins the estate office and laundry room.
The estate is operated by Anchor Housing Association with on-site manager.
Located in the Old Town of Bridlington, opposite Westgate Park. There is a bus stop outside the property. It is only a short walk from Westgate into the old historic High Street with a full range of curio shops, galleries, tea room's, restaurants and pubs.
The development is within a listed building and within the conservation area won civic awards when first developed.
No ongoing chain.

Entrance:

Private entrance, composite door into inner hall, electric storage heater.

Lounge:

12'6" x 9'8" (3.83m x 2.95m)
A rear facing room, electric fire in a modern surround, electric night storage heater and upvc double glazed French doors onto the outer patio.

Kitchen/diner:

12'4" x 6'1" (3.76m x 1.86m)
Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob with extractor over. Part wall tiled, integrated fridge/freezer and two upvc double glazed windows.

Bedroom:

11'7" x 9'6" (3.54m x 2.92m)
A rear facing double room, built in wardrobes, three upvc double glazed windows and electric night storage heater.

Bathroom:

6'6" x 6'0" (1.99m x 1.83m)
Comprises a modern suite, shower cubicle with plumbed shower, wc and wash hand basin with vanity unit. Part wall tiled, built in storage cupboard housing hot water store, upvc double glazed window and electric radiator.

Exterior:

Avenue Court has some stunning grounds that are communal to all residents. The courtyard area is particularly pleasant featuring the architecture of the main building and gardens with seating. There is a main office with an on site manager operated by Anchor plus access to both the day room and launderette provided for the residents.
There is ample car parking for both residents and visitors. The main gate has a remote control system with access code for added security.

Notes:

The leasehold property is held on a 125 year lease from 1994.
There is a current maintenance charge of £298.39 per month. This covers cost of gardening, window cleaning, outside lighting, water rates, estate manager, property insurance, 24 hour call system via pull cords in the apartment.
Council tax band: B

Purchase Procedure:

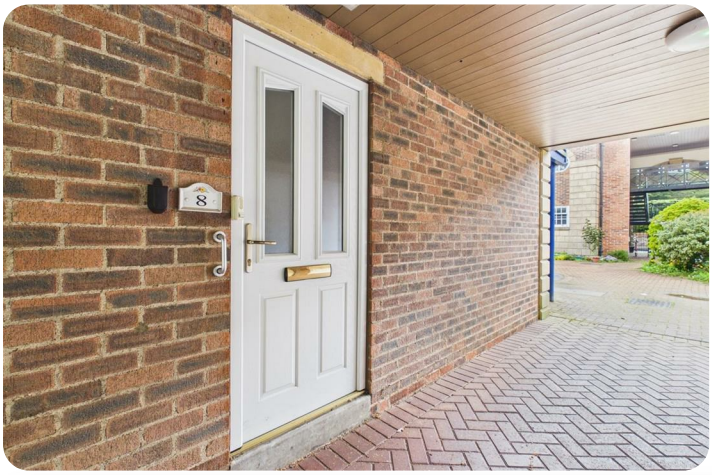
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

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.

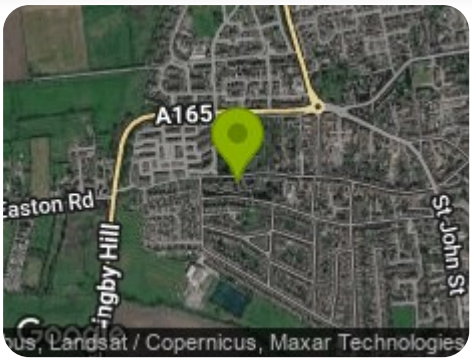


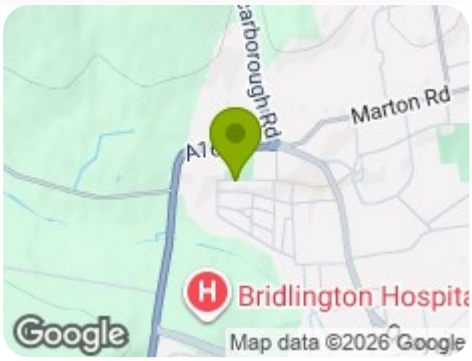




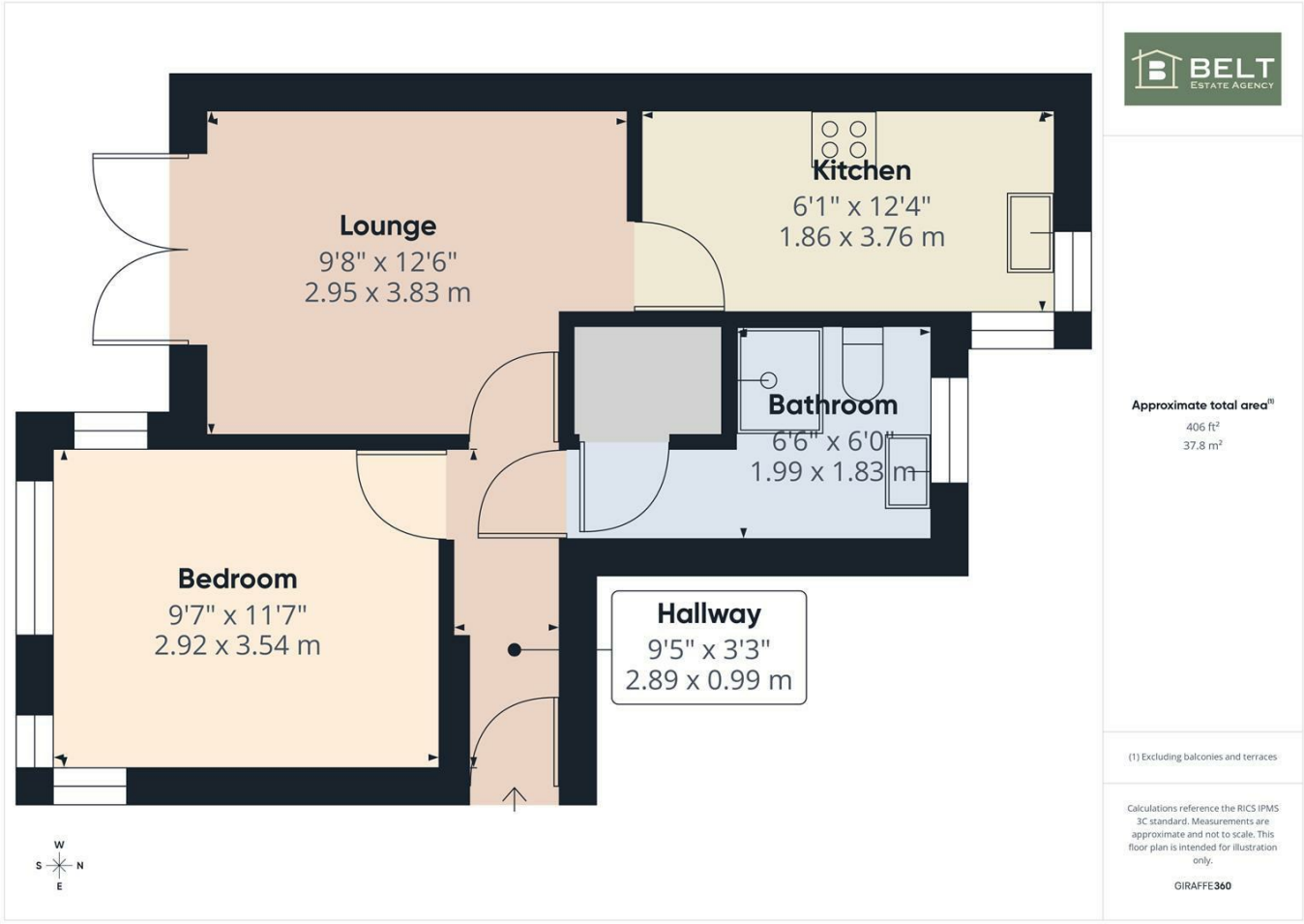
Road Map | Hybrid Map | Terrain Map







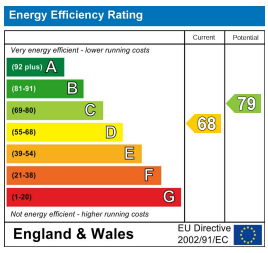
Floor Plan

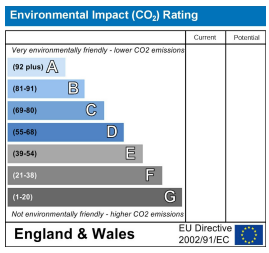


Viewing

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.