



## Flat 5, 33-35 St. Annes Road, Bridlington, YO15 2JB

Price Guide £92,000



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Welcome to St. Annes Road in the coastal town of Bridlington, a modernised one bedroom apartment. The apartment features an open plan kitchen/dining/living that provides a cosy space to relax and unwind, while the views over North Bay create a picturesque backdrop for everyday living. Also a one well-appointed bedroom and a modern bathroom.

The property presents an excellent opportunity as a holiday let, making it a lucrative investment for those looking to enter the rental market. The furnishings can be included, allowing for a seamless transition for new owners or renters.

One of the standout features of this flat is its prime location, just steps away from the beach. Residents can easily access scenic cliff-top walks and the seafront, perfect for leisurely strolls. A short walk along the promenade leads to the harbour and town centre, where a variety of local shops, cafes, and attractions await to be explored. Additionally, the property comes with a private car parking space, ensuring convenience for residents.

#### **Communal entrance:**

Door into communal hall, staircase to the second floor.

#### **Private entrance:**

Door to staircase to third floor landing, upvc double glazed window and central heating radiator.

#### **Open plan kitchen/dining/living room:**

15'6" x 12'4" (4.74m x 3.76m)

#### **Kitchen:**

Fitted with a range of modern base and wall units, stainless steel sink unit, integrated dishwasher, electric oven and hob with stainless steel extractor over.

#### **Dining/living area:**

Two upvc double glazed windows with stunning views of the North Bay and central heating radiator.

#### **Bedroom:**

12'6" x 7'1" (3.83m x 2.16m)

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

#### **Shower room:**

9'5" x 3'5" (2.89m x 1.05m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, upvc double glazed window and ladder radiator.

#### **Exterior:**

To the front of the property is one private car parking space.

#### **Notes:**

Council tax band: A

The property is leasehold. 199 year lease from 1st January 2008.

Ground rent £25 per annum.

Maintenance costs are split between the 8 flat owners.

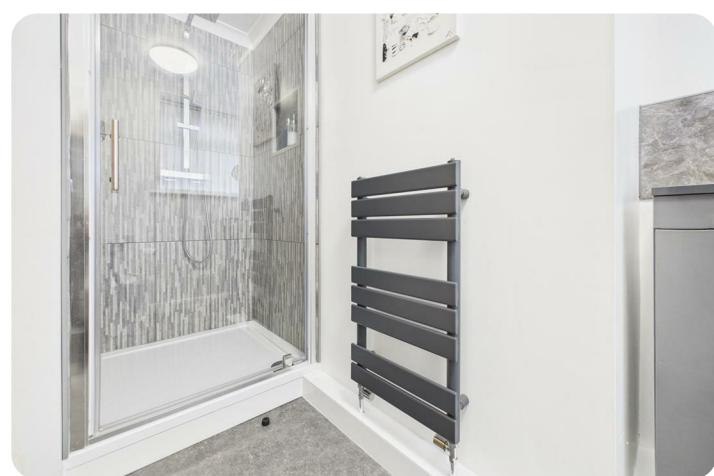
## Purchase procedure

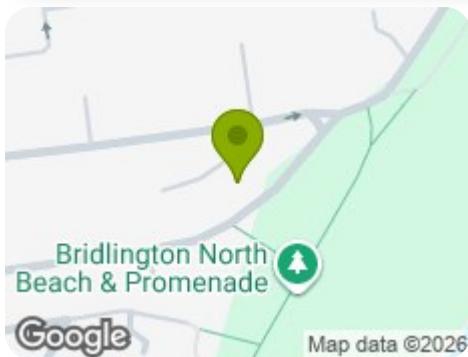
On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## 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.





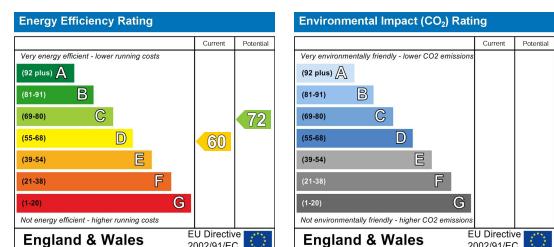
## Floor Plan



## 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.