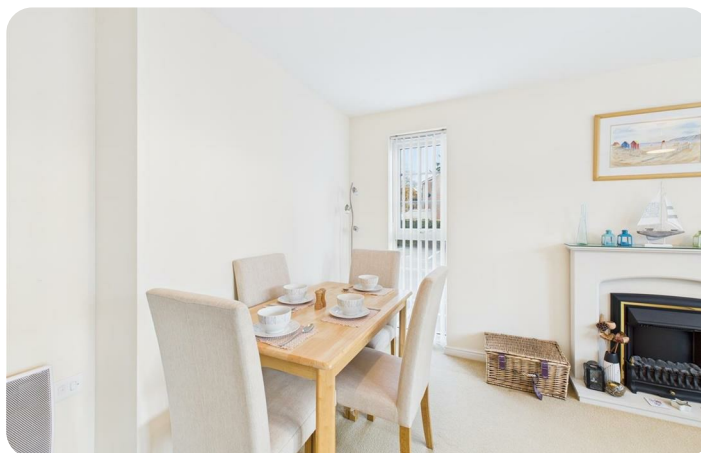




Apartment 15, Marton House, Langdale Court, Bridlington,

Price Guide £95,000



Apartment 15, Marton House, Langdale Court

Bridlington, YO16 6RZ

Price Guide £95,000



Welcome to this ground floor apartment located in the desirable Langdale Court, Bridlington.

Built in 2006, this property is presented in immaculate condition, offering a light and airy atmosphere that is sure to impress.

The apartment comprises two well-proportioned bedrooms, a bathroom and a reception room that provides a comfortable space for relaxation and entertaining.

An ideal choice for those seeking a holiday home, a sound investment, or a permanent residence.

Situated just off Martongate, convenient for supermarket, Friendly Forester Inn and Restaurant, Bridlington North Library and bus service routes.

The absence of an ongoing chain simplifies the buying process, allowing for a smoother transition into your new home.

1 YRS GROUND RENT AND 12 MONTHS MANAGEMENT FEES WILL BE INCLUDED.

Do not miss the chance to make this delightful apartment your own.

Communal entrance:

Entry door system gives access to communal hall.

Private entrance:

Door into inner hall, two built in storage cupboards one housing hot water store and electric radiator.

Lounge/diner:

16'7" x 13'6" (5.07m x 4.14m)

A spacious rear facing room, electric fire in a modern surround, upvc double glazed window, upvc double glazed bay window and electric radiator.

Kitchen:

9'6" x 7'3" (2.92m x 2.23m)

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

Bedroom:

10'2" x 9'10" (3.12m x 3.00m)

A front facing double room, built in mirrored wardrobe, upvc double glazed window and electric radiator.

Bedroom:

9'2" x 6'6" (2.80m x 2.00m)

A front facing double room, upvc double glazed window and electric radiator.

Bathroom:

6'4" x 6'0" (1.95m x 1.85m)

Comprises bath with plumbed in shower over, wc and wash hand basin with vanity unit. Part wall tiled, extractor, shaver socket, upvc double glazed window and ladder radiator.

Exterior:

One allocated parking space.

Notes:

Council tax band: B

The property is leasehold 155 years from Jan 2006

Ground rent £181.92 per annum

Maintenance £1257 per annum 2024/25 £1334 per annum 2025/26

1 YRS GROUND RENT AND 12 MONTHS MANAGEMENT FEES WILL BE INCLUDED.

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.



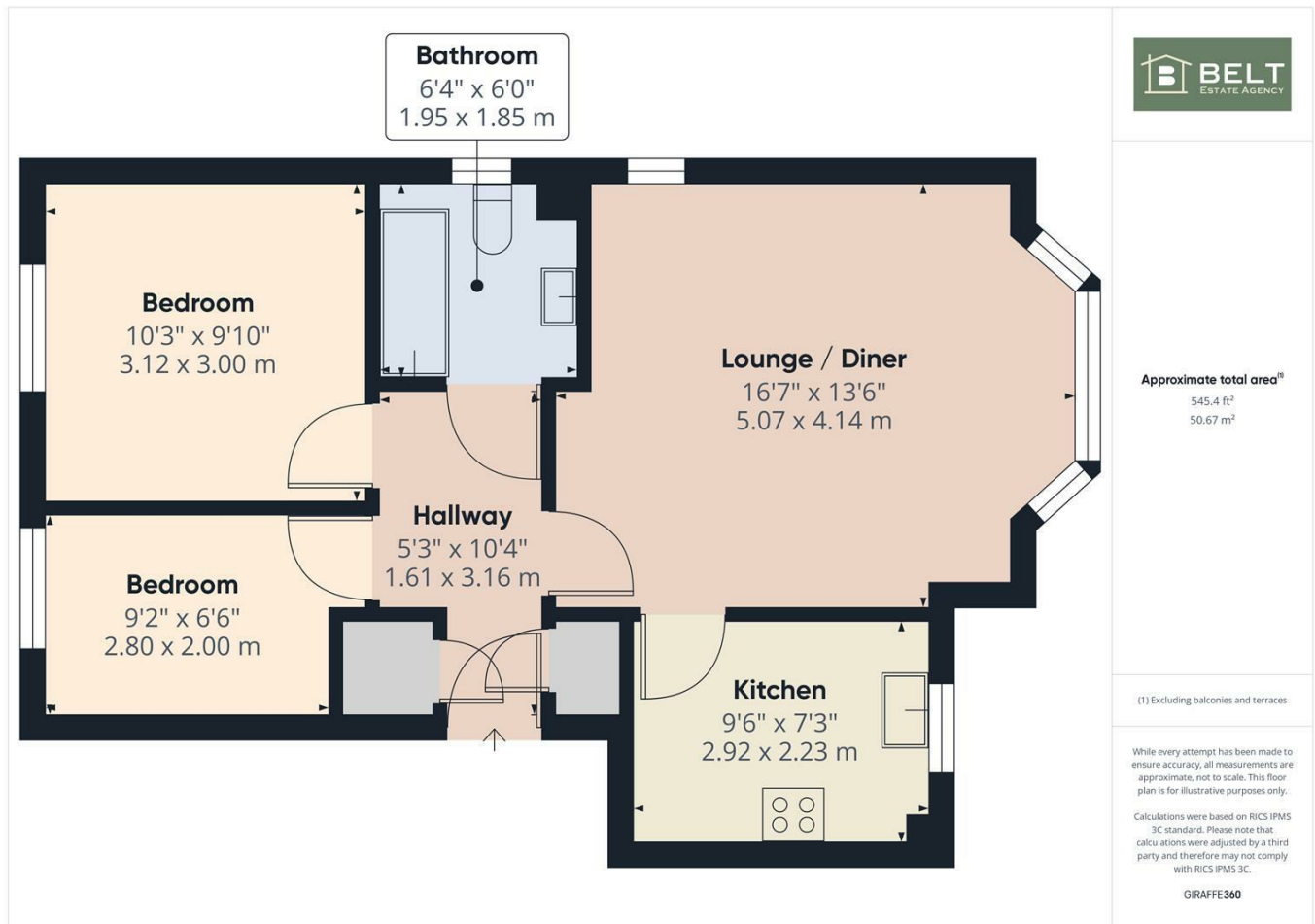
Road Map

Hybrid Map

Terrain Map



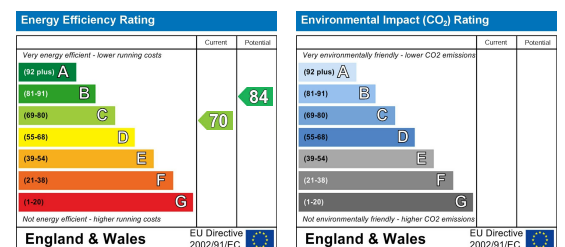
Floor Plan



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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