



**BELT**  
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## Block 1, Flat 2 Cloisters Mews, Bridlington, YO16 4PH

Price Guide £79,950



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A two bedroom ground floor apartment located yards away from the historic High Street in the Old Town of Bridlington with its array of inns, bistro's, restaurants, curio shops, coffee houses. This property would be ideal as a main residence, a second home, or residential investment property.

The property comprises: communal entrance to private entrance door, inner hall, open plan kitchen/lounge, two double bedrooms and bathroom. Exterior: allocated car parking space for one car. Upvc double glazing and electric heating. No ongoing chain.

### Communal entrance:

Entry door system gives access to communal hallway,

### Entrance:

Private entrance door into inner hall, electric wall mounted heater and built in storage cupboard housing hot water store.

### Open plan kitchen/lounge:

21'10" x 11'5" (6.68m x 3.50m)

### Kitchen area:

Fitted with a range of modern base and wall units, plumbing for washing machine, stainless steel one and a half sink unit, electric oven and hob with extractor over.

### Lounge area:

A front facing room, upvc double glazed window and two electric wall mounted heaters.

### Bedroom one:

15'7" x 10'7" (4.77m x 3.24m )

A spacious front facing double room, upvc double glazed window and electric wall mounted heater.

### Bedroom two:

13'0" x 10'0" (3.98m x 3.07m )

A front facing double room, upvc double glazed window and electric wall mounted heater .

### Bathroom:

6'2" x 6'11" (1.89m x 2.13m )

Comprises a modern suite, bath with plumbed in shower above, wc and wash hand basin. Part wall tiled, ladder radiator and extractor.

### Exterior:

There are communal grounds that are looked after by the management company and a allocated parking space.

### Notes:

Council tax band: B

The property was constructed by Persimmon Homes in 2012.

The flat has a 125 year lease.

Current ground rent £150 p.a.

Current maintenance charge: approx £73.35 pcm. (covers property insurance, maintaining grounds, car park, communal hallways, window cleaning etc.)

The management company is Trinity Estates.

## 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:

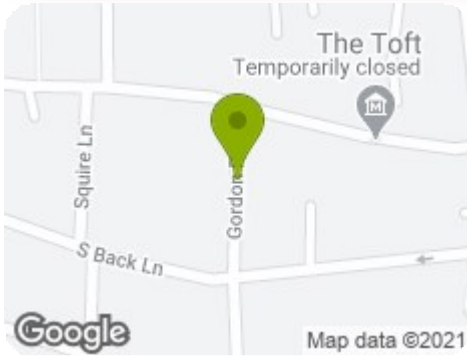
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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

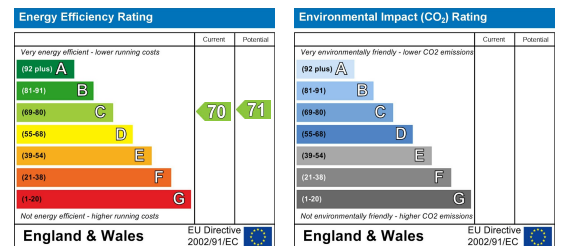


## Floor Plan

## 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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