



**CRANSWICKS**

Chartered Surveyors, Land & Estate Agents

**Quay Road, Bridlington**

- Studio Apartment
- Double Glazing
- Freehold

**Asking Price: £39,500**





**PROPERTY TYPE:**

This property is a rear facing first floor freehold studio flat in a block of 8 similar flats with uPVC double glazing.

**LOCATION:**

The property is located on Quay Road on the outskirts of the town centre and is close to a good range of amenities and shops including Supermarkets, Butchers, Bakers, Hairdressers, Doctors and Dental Surgeries.

**ENTRANCE:**

Side entrance to communal hallway and staircase to first floor landing.

**FLAT ENTRANCE:**

Into hallway.





#### KITCHEN:

6' 0" x 5' 1" (1.85m x 1.55m)

With range of worktop units and eye-level wall cupboards, stainless steel single drainer sink unit, electric hob, uPVC double glazed window.

#### SHOWER ROOM:

6' 0" x 5' 1" (1.84m x 1.57m)

With pedestal washbasin and wc, shower cubicle with electric shower, uPVC double glazed window.

#### LIVING AREA:

14' 10" x 14' 0" (4.53m x 4.27m)

With uPVC double glazed box bay window and side window, storage cupboards.

#### OUTSIDE:

There is a communal garden to the rear of the property.

#### TENURE:

The property is freehold.

#### SERVICES:

Mains electricity and water are available to this property.

#### COUNCIL TAX:

The property is in Council Tax Band A.

#### NOTE:

Prospective purchasers should be aware that there is no Deed of Covenant in place between owners in respect of maintenance and insurance liabilities for the 8 flats or communal areas.

The current EPC rating of the property is an F and the property would currently require upgrading to an E rating in order to rent out the property if so required.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

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