



CRANSWICKS

Chartered Surveyors, Land & Estate Agents

Burlington Gardens, Bridlington

- Ground Floor Flat for the 'over 55's'
- Double Glazing & Electric Heating
- Leasehold
- Car Parking

Asking Price Of £94,950





PROPERTY TYPE:

A two bedroom ground floor leasehold flat in a detached block being an ideal retirement property for the 'Over 55's'

LOCATION:

Burlington Gardens is accessed off Brett Street with this property having frontage to Quay Road. A good selection of facilities are within easy reach including butchers, bakers, greengrocers, Spar convenience store with Post Office, Aldi supermarket and hairdressers.

ENTRANCE HALL:

With uPVC entrance door, walk-in storage cupboard, cupboard with Therma hot water heater, night storage heater.

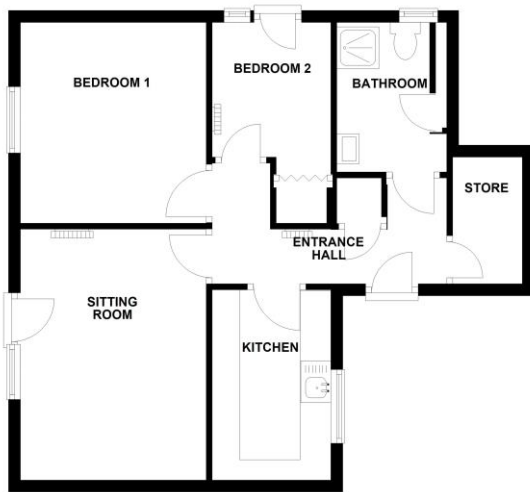
LIVING ROOM:

10' 2" x 13' 8" (3.1m x 4.17m)
With uPVC double glazed door and window, night storage heater, serving hatch to kitchen.





GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	49 E	
21-38	F		
1-20	G		

Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks 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. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.

KITCHEN:

10' 5" x 7' 1" (3.18m x 2.16m)

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

DOUBLE BEDROOM:

11' 0" x 10' 4" (3.37m x 3.15m)

With uPVC double glazed window.

SINGLE BEDROOM:

6' 2" x 7' 7" (1.88m x 2.32m)

With uPVC door and window, walk-in wardrobe, electric heater.

WETROOM:

8' 2" x 5' 11" (2.49m x 1.81m)

With electric shower, pedestal washbasin, wc, heated radiator, wall cupboards, uPVC double glazed window.

OUTSIDE:

Bin store, communal gardens and drying area, private parking for residents and visitors.

TENURE:

The property is leasehold. 99 year Lease from 1 June 1989.

SERVICES:

Mains drainage, water and electricity are available.

COUNCIL TAX:

The property is in Council Tax Band B.

NOTE:

This development is specifically for the 'Over 55's' only.

There is a monthly service charge of £101.67 which covers general maintenance, the grounds and gardens, property insurance, cost of call emergency call system.



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