

Energy Performance Certificate HM Government

Flat 4, 29, Quay Road, BRIDLINGTON, YO15 2AR

Dwelling type: Mid-floor flat Reference number: 0141-3871-7168-9423-6565
Date of assessment: 29 June 2017 Type of assessment: SAP, new dwelling
Date of certificate: 29 June 2017 Total floor area: 52 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

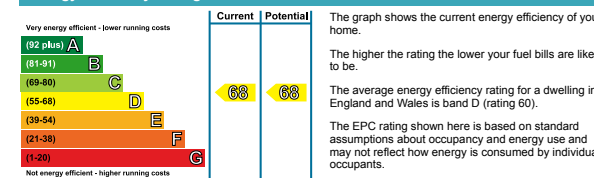
Estimated energy costs of dwelling for 3 years: £ 2,046

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	Not applicable
Heating	£ 1,227 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 675 over 3 years	£ 675 over 3 years	
Totals	£ 2,046	£ 2,046	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Notice: D.Dunk Lewis & Graves, its staff and agents give notice that:

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Flat 4 And Flat 4a, 29 Quay Road Bridlington

CENTRALLY SITUATED FIRST FLOOR FLAT
& FIRST FLOOR STUDIO FLAT
CLOSE TO TESCO, TOWN CENTRE & RAILWAY STATION

BOTH FLATS ARE OFFERED TO THE MARKET WITH VACANT POSSESSION

The flats can also be purchased separately:-

Flat 4 - First Floor flat - £59,950

Flat 4a - First Floor Studio Flat - £27,500

£83,000



www.ddlgstates.co.uk

To view this property please contact
D. Dunk Lewis & Graves
3/5 Chapel Street, Bridlington, East Yorkshire YO15 2DR
Tel: 01262 672576 Fax: 01262 400009 Email:sales@ddlgestates.co.uk

This property is located on the south side of Quay Road and located between the junction with Springfield Avenue and the railway crossing, it is therefore conveniently located within a short walking distance of Tesco Supermarket, General Post Office and all the Town Centre shops. But Stops outside give easy access to other parts of the Town.

The first floor forms part of a substantial four storey building having commercial units to the ground floor and with a private communal entrance from Quay Road opening into a hall and stairs to upper floors.

Both the first floor flat (Flat 4) and the first floor studio flat (Flat 4a) offer PVCu double glazing and electric heating and are both offered to the market with VACANT POSSESSION!

Flat 4

Can be purchased separately at a price of £59,950

Accommodation

ENTRANCE LOBBY (1.66m x 0.94m)

Having fitted store cupboard containing hot water tank and electricity consumer unit.

ENTRANCE HALL (6.46m x 1.01m)

With wall mounted electric heater.

Lounge

4.07m x 3.93m (13'4" x 12'11")

Having wall mounted electric heater and 6 x 13 amp sockets.



Kitchen

2.9m x 1.97m (9'6" x 6'6")

With fitted floor and wall cupboards incorporating built in electric oven with 4 ring hob and extractor hood over, inset stainless steel sink with mixer tap, 7 x 13 amp sockets and wall mounted electric heater.



Bedroom

4.21m x 2.95m (13'10" x 9'8")

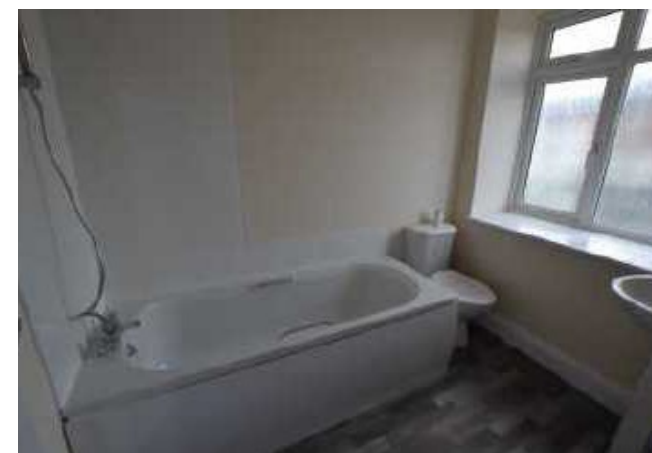
With electric wall heater, 6 x 13 amp sockets and door leading off to the:-



Bathroom/Shower/WC

2.34m x 1.69m (7'8" x 5'7")

With white suite of panelled bath with mixer tap and shower fitting, wash basin and wc. Extractor fan and chrome ladder towel warmer.



Services

Mains electricity, water and drainage.

Council Tax Band A.

EPC Rating - D (available in the office)

Tenure - Leasehold

199 years from 1st January 2017. Ground rent - £80 per annum.

Flat 4a

Can be purchased separately at a price of £27,500



Accommodation

Front entrance door opens into ENTRANCE LOBBY having automatic lighting.

Bed/Sitting Room/Kitchen

2.73m x 3.25m (8'11" x 10'8")

Minimum having stainless steel sink unit with 2 ring electric hob, fridge and 2 cupboards built into the bay window. Wall mounted electric heater.



Shower Room/WC

1.7m x 1.01m (5'7" x 3'4")

With white suite of corner fitted quadrant shower enclosure with plumbed in shower, wash basin, wc and extractor fan.



Services

Water, electricity and drainage are connected. Electricity and water are on spurs from flat 4.

Council Tax Band A.

EPC Rating - D (available in the office)

Tenure - Leasehold

199 years from 1st January 2017. Ground rent - £50 per annum.