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Flat 6, 11 Albion Terrace, Bridlington, YO15 2PJ

Price Guide £55,950



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If you are looking for a flat, yards from the sea front, exceptional panoramic sea views and spend less than £60,000 read on..... The main consideration for the buyer is there are 4 flights of stairs to this top floor apartment.

Briefly: Fully self contained unit of inner hall, lounge with stunning sea views, 1-double bedroom with large dormer window enjoying good views across town towards Sewerby Cliffs, fitted kitchen, bathroom, gas central heating, upvc d/glazing,

Communal Entrance:

front entrance is approached by steps leading to elevated ground floor with access to meter store cupboards etc.

Apartment Entrance Hall:

from the ground floor are 4 flights of stairs leading to this top floor, fully self contained apartment.

Kitchen:

9'7" x 5'9" (2.94m x 1.76m)

A front facing room with large dormer window, fitted base and wall units, stainless steel sink and separate drainer, integrated gas hob and electric oven, fitted breakfast bar, 1-radiator.

Lounge:

13'6" x 12'4" (4.13m x 3.77m)

Front facing room with large upvc dormer window enjoying excellent sea views over the north bay, 1-radiator.

Bedroom one:

11'10" x 8'9" (3.62m x 2.67m)

Side facing double room with distant views of Sewerby cliffs, overlooks Trinity Church and surrounding roof top views.

One central heating radiator and one upvc window.

Bathroom:

panelled bath with plumbed in shower above, wash hand basin, w.c. full wall tiling, tiled floor.

Notes

Council Band A

Tenure: Leasehold 125 years from 31st July 2005

Outgoings: Management fees £50 per month. initial annual ground rent £125, current share of insurance £150 p.a.

Copy of the Lease is available at the agent's office.

Purchasing 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

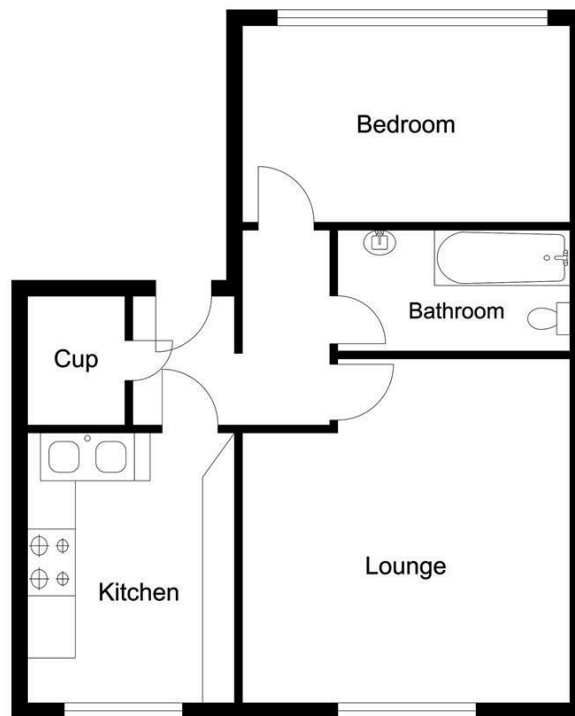
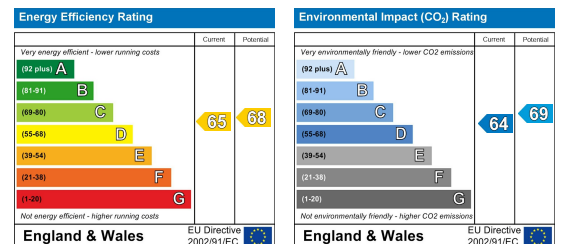


Illustration for identification purposes only, measurements are approximate, not to scale.

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.