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Estate Agents

32 Burlington Court
Gordon Road, Bridlington
YO16 4PQ

First floor apartment

One bedroom

Electric heating, uPVC DG

Private parking. Communal areas

For over 55's

Fully managed and house warden

Asking Price Of:
£69,950



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PROPERTY PROFESSIONALS SINCE 1891

32 Burlington Court

Bridlington

YO16 4PQ



LOCATION

Burlington Court is located at the junction of Gordon Road and the Old Town High Street, which is the edge of the conservation area and within immediate walking distance of local shops for daily needs, the Priory Church, the Bayle Museum and having local buses passing by.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

A good opportunity to acquire a first floor apartment set in a purpose built block by McCarthy and Stone for retired buyers. The property is ideal for a purchaser seeking a property purpose built with community lounges, laundry etc. A house warden being resident at the office on a daily basis and internal alarm call systems fitted.

This apartment offers a double bedroomed layout and has electric central heating, uPVC double glazing and is offered with no ongoing chain.

GROUND FLOOR COMMUNAL ENTRANCE

With security entry system, lift and stairs at ground floor level to all floors. Open plan community lounge and laundry facility.

PRIVATE ENTRANCE HALL

8' 11" x 4' 5" (2.72m x 1.35m)

With electric panel heater and storage cupboard housing the hot water cylinder.

LOUNGE

17' 7" x 11' 11" (5.36m x 3.63m)

With electric panel heater, Juliette balcony and double doors to kitchen.



KITCHEN

7' 4" x 7' 1" (2.24m x 2.16m)

With a modern range of wall, base and drawer units, worktop over, tiled surrounds, stainless steel sink unit with mixer tap, built in electric oven, hob, extractor, window to side elevation and vinyl flooring.



BEDROOM

12' 6" x 9' 0" (3.81m x 2.74m)

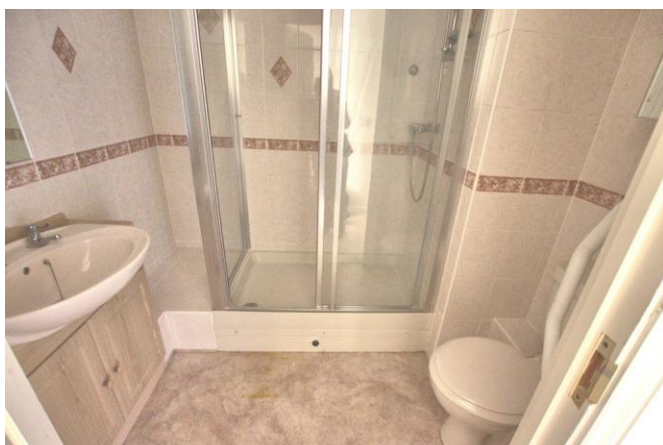
With window to rear elevation, electric panel heater and fitted mirrored wardrobes.



SHOWER ROOM

7' 1" x 5' 6" (2.16m x 1.68m)

A modern suite incorporating shower cubicle with thermostatic shower over, vanity sink unit with storage cupboard, low level WC, vinyl flooring, tiled walls and extractor.



OUTSIDE

The property benefits from a communal garden, pathways and seating areas. Designated parking for visitors and residents.



TENURE

Leasehold. 125 year lease from February 2006.

SERVICES

Mains electricity, water and drainage are connected - there is no gas.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

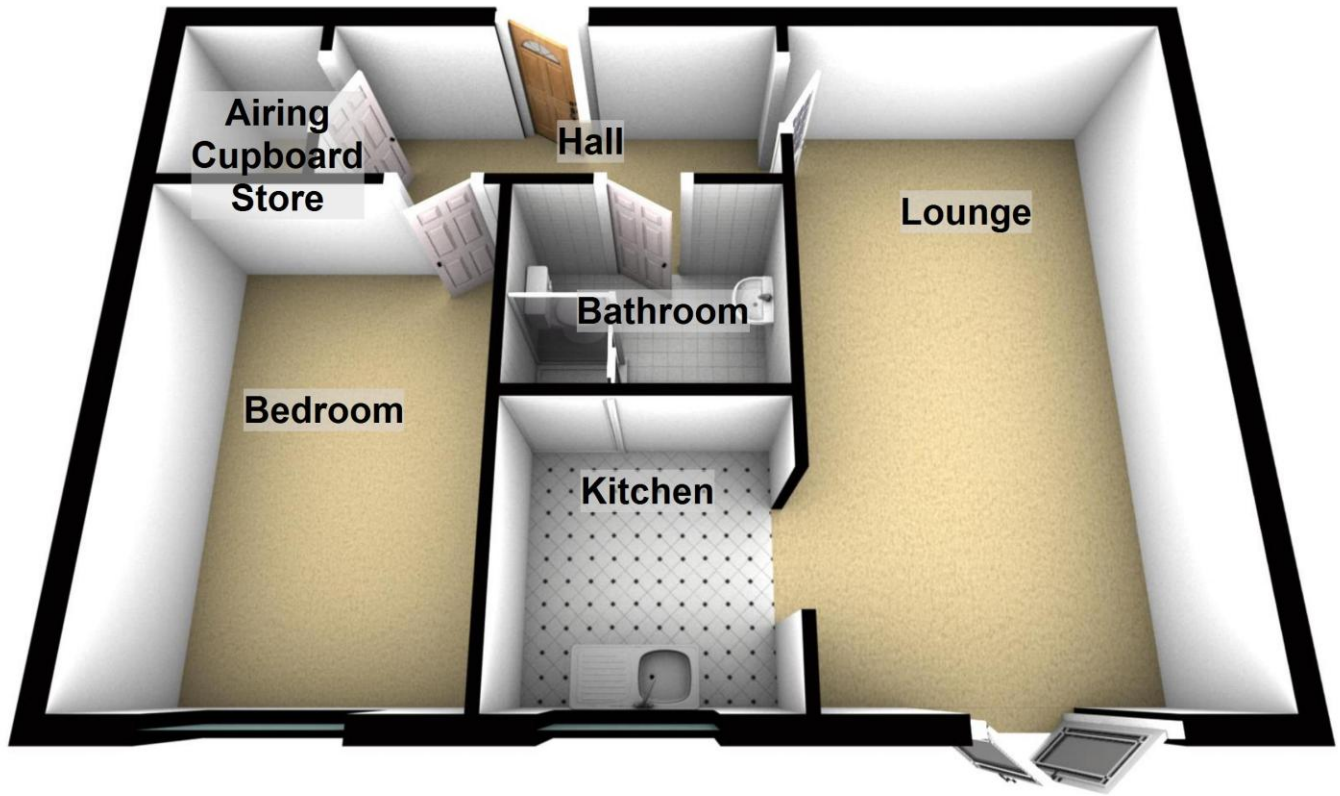
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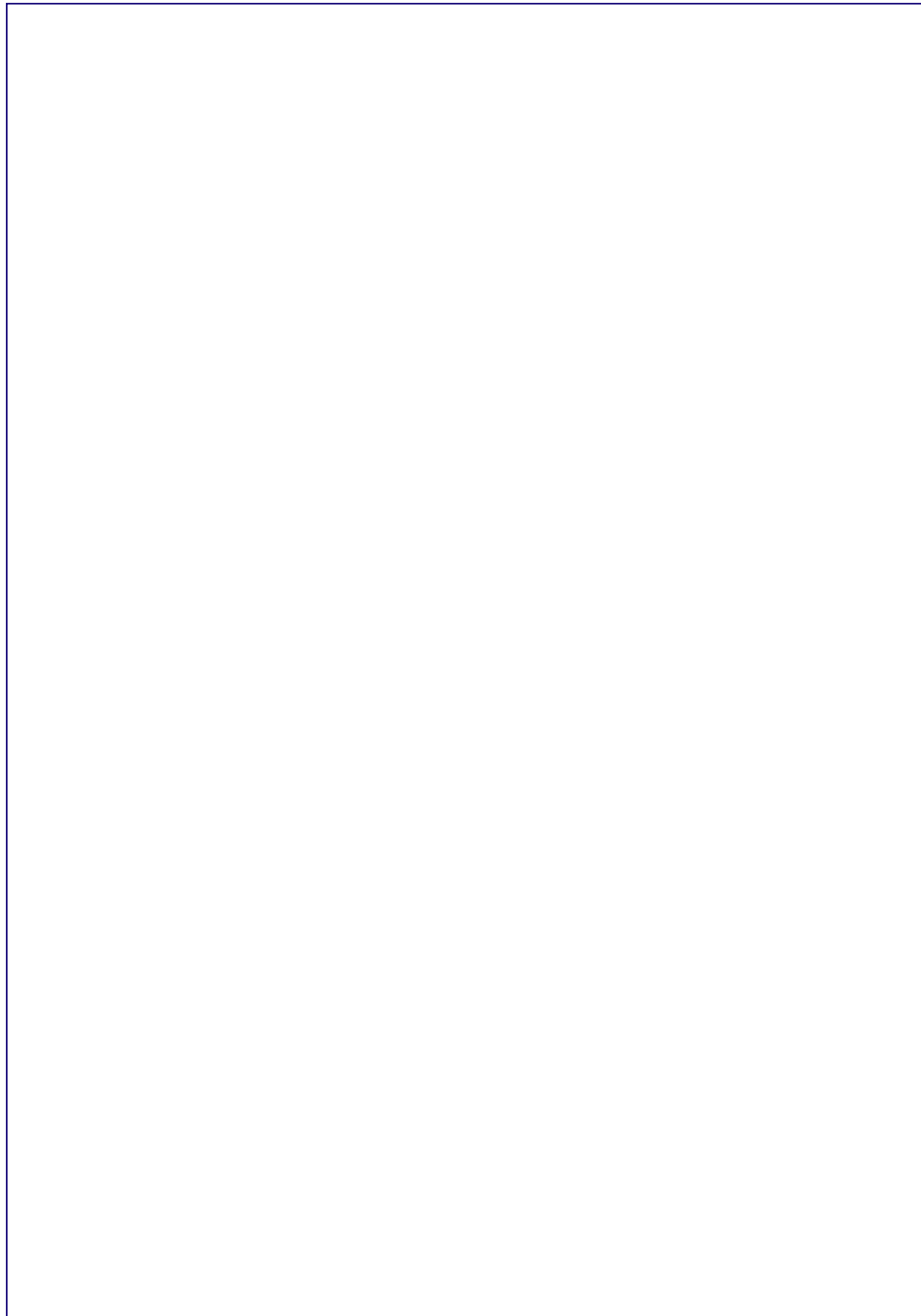
VIEWING

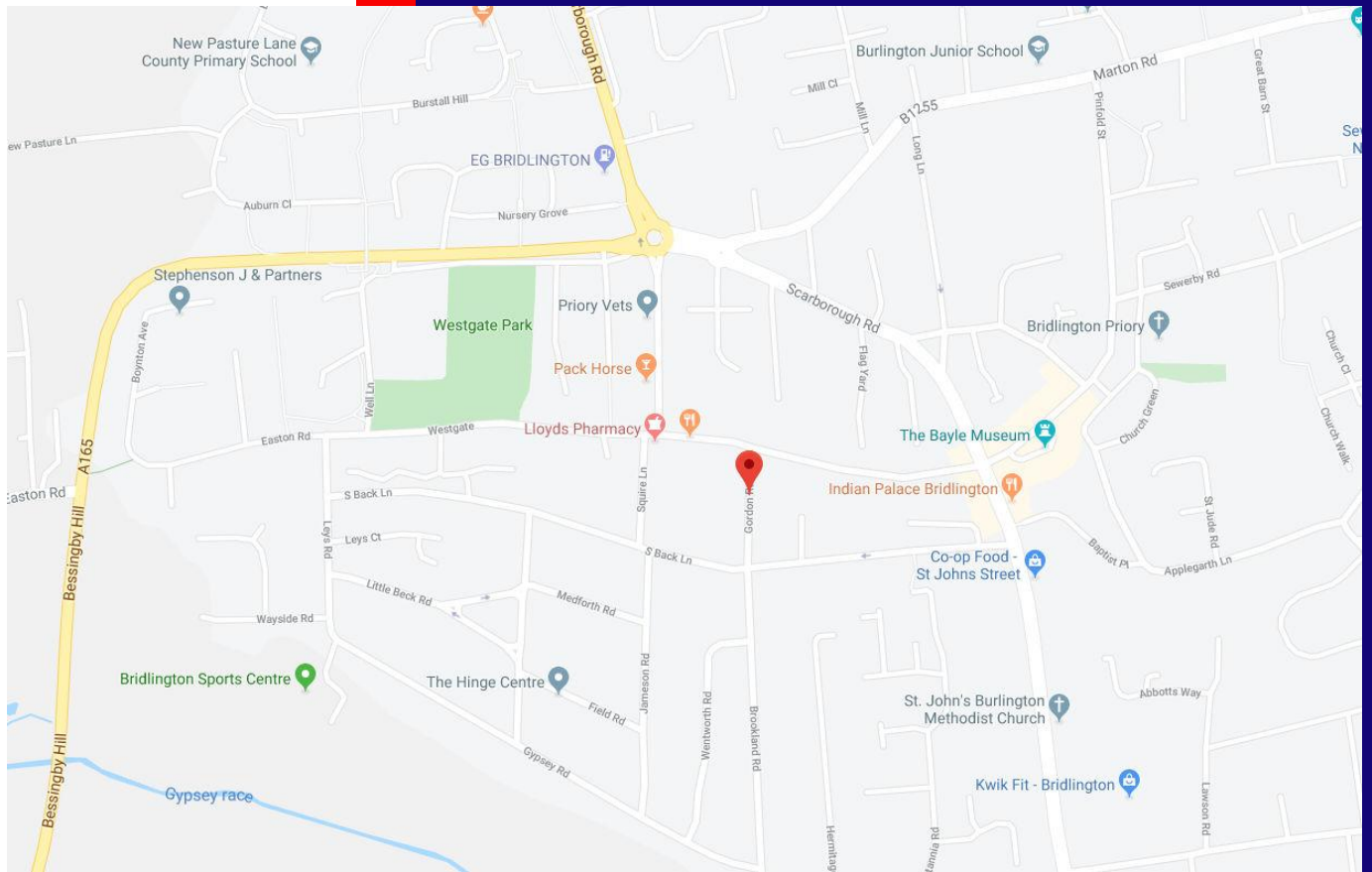
Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

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First Floor









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