



**CRANSWICKS**  
Chartered Surveyors, Land & Estate Agents

**Applegarth Court, Applegarth  
Lane, Bridlington**

- 1 bedroom first floor flat
- Over 55's
- Underfloor heating
- 75% Shared Equity ownership

**Asking Price £92,500**





## Applegarth Court, Bridlington



### THE PROPERTY:

A 1 bedroom equity share first floor flat for the 'over 55's' being located within the Applegarth Court Development.

### WHAT YOU WILL PURCHASE:

You will purchase the remainder of the 125 year Lease of the property which commenced in 2006. You will own 75% of the value of the Lease, the remainder will be owned by Housing21 as a joint equity ownership.

### THE DEVELOPMENT:

Applegarth Court is an assisted living complex comprising 6 shared ownership apartments with approximately 39 rental and respite flats also available. The owner of the flat has access to the facilities available in the development if they so wish and these comprise: shop, hairdressers/photography salon, restaurant, communal sitting rooms, laundry and the landscaped garden areas.







#### LOCATION:

Applegarth Court is located to the north of the town centre close to the historic Old Town and Priory.

#### THE ACCOMMODATION COMPRISES:

##### COMMUNAL ACCESS TO PRIVATE ACCOMMODATION:

This flat is accessed from the main entrance to the development and is approached via the communal staircase or lift to the first floor.

##### ENTRANCE HALL:

6' 4" x 6' 7" (1.95m x 2.03m)

With electronically operated flat entrance door, storage cupboard, access to bathroom.

##### SITTING ROOM:

18' 4" into bay x 12' 2" (5.6m into bay x 3.73m)

With double glazed bay window and alarm call facility.

##### KITCHENETTE:

10' 7" x 8' 8" (3.23m x 2.66m)

With range of modern fitted worktop units and eye-level wall cupboards, split level electric oven and hob, integrated fridge freezer, plumbed for washing machine, stainless steel single drainer sink unit, inset ceiling spotlights.

##### DOUBLE BEDROOM:

13' 7" x 10' 1" (4.15m x 3.08m)

With sealed unit double glazed window, alarm call facility, door giving access to:

##### WETROOM:

9' 11" x 6' 7" (3.03m x 2.01m)

With suite comprising wc, washbasin, electric shower with adjustable seat, extractor fan, storage cupboard, non slip floor covering.

##### OUTSIDE:

The flat overlooks the communal gardens to the rear of the development. Two off-road car parks provide non-allocated parking for both residents and visitors.

##### HEATING:

The flat has under-floor heating which is provided by the communal heating system within the complex.



### SERVICE CHARGE:

The current service charge payable is £223.65 per calendar month.

The service charge includes the electric and water charges for the flat, repairs to the main structure and external repairs, upkeep of the interior and exterior communal areas, communal central heating, buildings insurance.

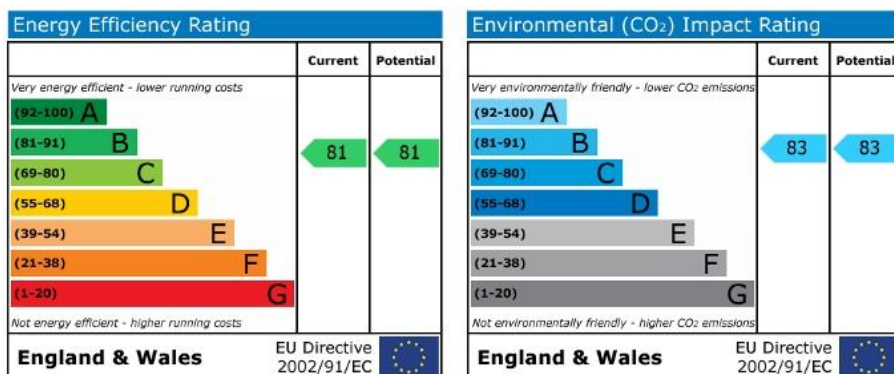
At an additional cost to the service charge the owner of the flat has the facility to access the on-site care and domestic assistance if required.

### COUNCIL TAX:

The flat is in Council Tax Band A.

### VIEWING:

To view this property please contact Cranswicks on 01262 672110 or [info@cranswicks.com](mailto:info@cranswicks.com)



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