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Estate Agents

**Mariners Court**  
67 West Street  
Bridlington, YO15 3DZ

Ground Floor  
Purpose built apartment  
2 Bedrooms

Garage. Communal gardens  
Electric heating  
uPVC double glazing

**Asking Price Of:**  
**£129,950**



01262 401401

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# Mariners Court

## 67 West Street

### Bridlington, YO15 3DZ



#### LOCATION

The property is handily placed with all amenities and shops to hand. Within immediate walking distance of the town centre which is less than a quarter of a mile away from the harbour and sea front.

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 very well presented ground floor apartment forming part of this very popular and prestigious purpose built block by Persimmon Homes. Offering good sized ground floor accommodation with a two bedroom layout. There is a lift serving all floors from common Entrance Hall and a single brick garage and parking space included. Communal gardens and secure gated access.

The apartment is located on the corner of Albert Street and West Street and it has a view over the communal gardens with side sea views and aspect towards the harbour.

Ground floor common entrance hall with intercom system with electric heating. Staircase and lift to all floors and there is a store on the communal ground floor area.

Private Entrance with entry into:

#### ENTRANCE HALL

12' 1" x 8' 0" (3.68m x 2.44m)

With electric panel heater. Airing cupboard with cylinder.

#### LOUNGE/DINER

26' 2" x 11' 8" (7.98m x 3.56m)

With TV point. Electric fire and two electric panel heaters. Window to side and front elevations. Coving.



#### KITCHEN

8' 7" x 7' 11" (2.62m x 2.41m)

With wall and base units. Modern range of wall and base units, built-in electric cooker hob with extractor. Space for washing machine and fridge. Asterite sink and mixer tap, worktop over, splashback and window to side elevation.



### **BEDROOM 1**

13' 3" x 11' 9" (4.04m x 3.58m)

With two sets of built-in double wardrobes. Electric panel heater and window to side elevation.



### **BEDROOM 2**

11' 9" x 8' 5" (3.58m x 2.57m)

Built-in storage cupboard. Electric panel heater and window to rear elevation.



### **BATHROOM**

6' 9" x 5' 9" (2.06m x 1.75m)

With low level WC, pedestal wash hand basin, panelled bath with electric shower over.



### **OUTSIDE**

The communal wall boundaries have railings to pedestrian access gateways and there is a separate vehicular access gate which is secure with an auto remote access. The enclosed courtyard provides lawned areas, shrub borders, flower beds, mature trees and sitting out areas. These are maintained under the management scheme. The property is very close to the harbour and south-side sea front and shops.

### **GARAGE**

The apartment has a single brick garage which measures approximately 16'0" x 8'0" [internally] with an up and over door.

Please note that this apartment does not have a designated private parking space, however there are visitors parking spaces where the owner of this flat is able to park.



### **TENURE**

Leasehold. There is a 125 year lease from 1999 but the limited company freeholder is Mariners Court Limited, which is owned by the 18 share flat owners.

### **ANNUAL SERVICE CHARGE**

This is set at £750 per annum to include all outgoing, gardening, internal common hallways, maintenance, lifts, repairs and upkeep.

### **BUILDINGS INSURANCE & MANAGEMENT FEES**

There are no charges for ground rent and Messrs Ulyotts of Bridlington have managed the property since 2000 and continue to have annual residents meetings in January with the owners.

## **SERVICES**

All mains services connected but there is no gas.

## **COUNCIL TAX BAND**

Band C.

## **ENERGY PERFORMANCE CERTIFICATE**

Rating D.

## **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.

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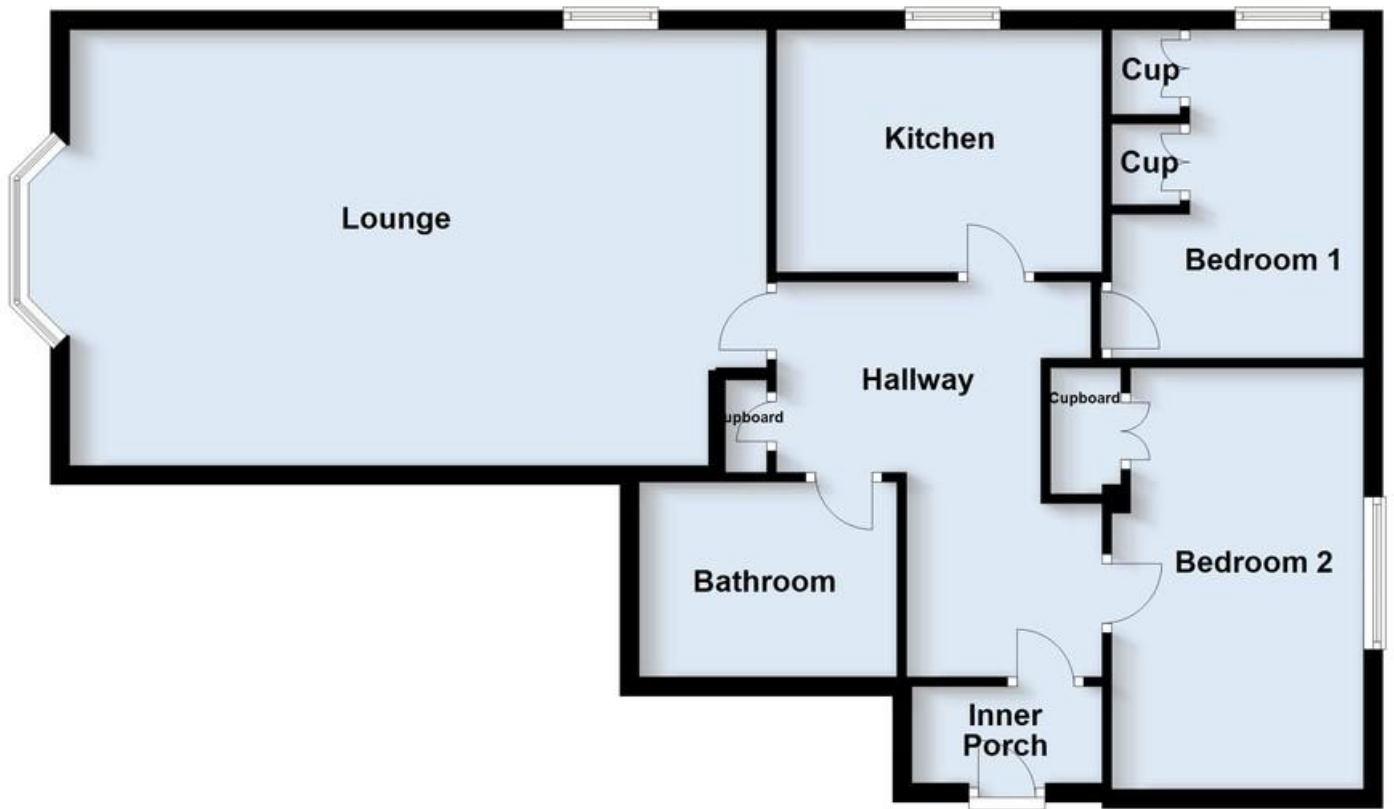
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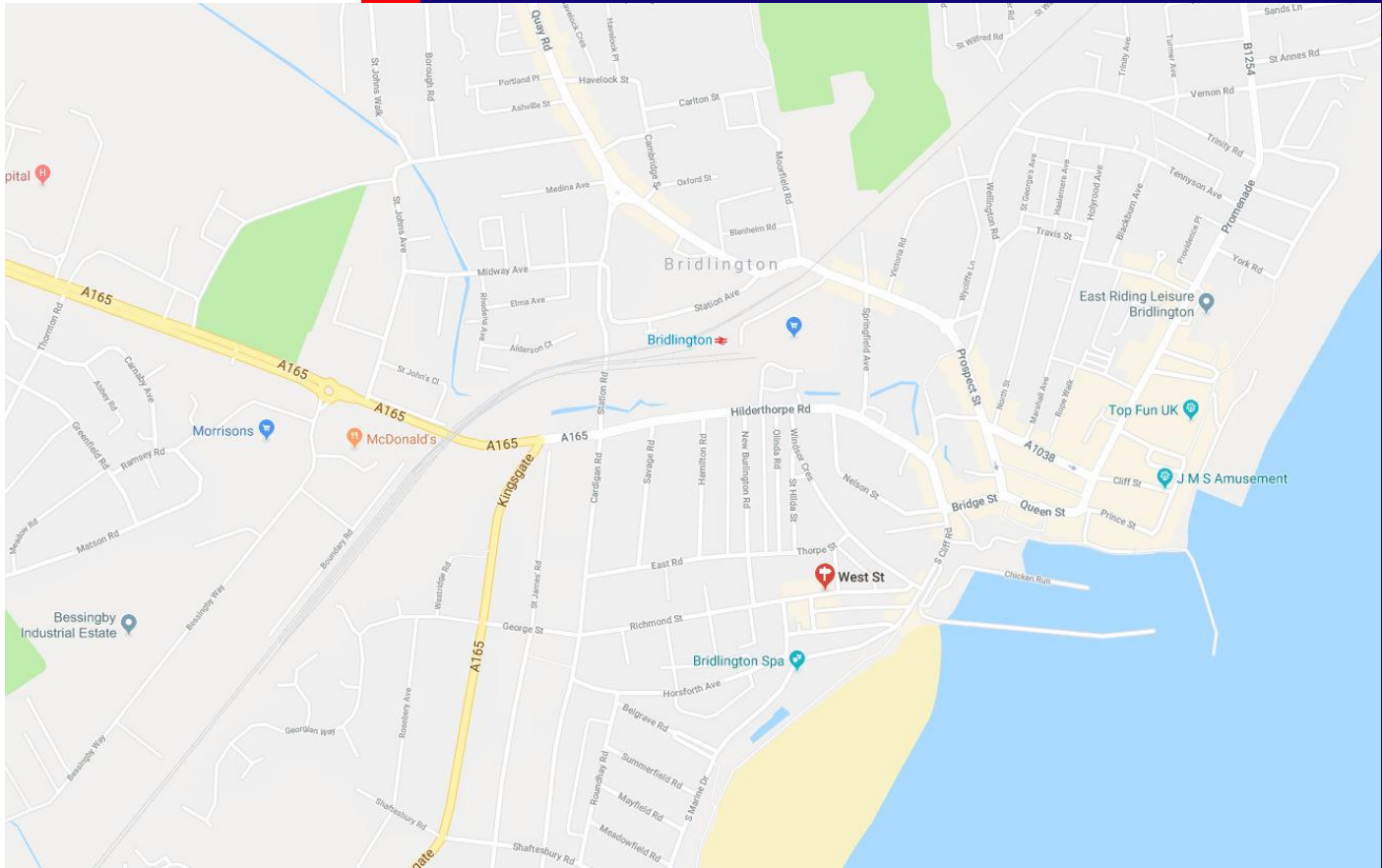
## **VIEWING**

Strictly by appointment (01262) 401401 or  
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### Ground Floor







**16 Prospect Street, Bridlington, YO15 2AL**

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