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Estate Agents

**46 Alexandra Court**  
Bridlington  
YO15 2LB

1st floor sea view apartment  
Two bedrooms  
Gas CH and uPVC DG

Balcony with sea views  
Stunning position  
Parking and communal gardens

**Asking Price Of:**  
**£159,950**



01262 401401

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# 46 Alexandra Court

## Bridlington

### YO15 2LB



#### LOCATION

This simply stunning apartment, is situated on the north side of Bridlington in Alexandra Court and offers PANORAMIC VIEWS. The property lies approximately 100 metres from the north side seafront and promenade, with the main town centre being only 0.25 mile away to the south. Local shops can be found on nearby Flamborough Road which cater for daily needs and buses are routed through the locality. Schools that serve the area are Headlands Comprehensive and Bay Primary.

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.

#### ALEXANDRA COURT COMPLEX

Alexandra Court is a purpose built development of 65 apartments, built in approximately 1985 by Messrs Tay Homes under the NHBC scheme. The properties are held under a full management and maintenance scheme through local based agents. The property was purchased under the Freehold Reversion Act by the residents and therefore the holding company has resident shareholders, therefore securing a safe future for controlled ground rents and expenditure.

#### ACCOMMODATION

An excellent opportunity to acquire a purpose built apartment located directly on Bridlington's north side seafront overlooking the bay and Alexandra Greens. The accommodation briefly comprises communal entrance, hall, lounge, kitchen, two good sized bedrooms and bathroom. The property has the benefit of gas central heating, uPVC double glazing, communal gardens and parking.

This is an absolutely stunning location with the seafront on your doorstep!

#### COMMUNAL ENTRANCE

With tele-entry system and stairs to all levels.

#### ENTRANCE HALL

10' 9" x 2' 8" (3.28m x 0.81m)

With airing cupboard, laminate flooring and radiator.

#### LOUNGE

18' 2" x 10' 5" (5.54m x 3.18m)

With arched window to front elevation, corner window to front and side elevations which offers spectacular sea views to the south beach and side door to balcony which again offers superb views. Feature fire place with electric fire in situ, two radiators and door to kitchen.





## KITCHEN

10' 10" x 5' 11" (3.3m x 1.8m)

With a modern range of wall, base and drawer units, oak fitted worktops, built in electric oven and gas hob, extractor, tiled splashback and stainless steel sink unit. Space for fridge freezer, wall mounted gas central heating boiler, laminate flooring, radiator and window to front elevation.



## BEDROOM 1

11' 10" x 10' 5" (3.61m x 3.18m)

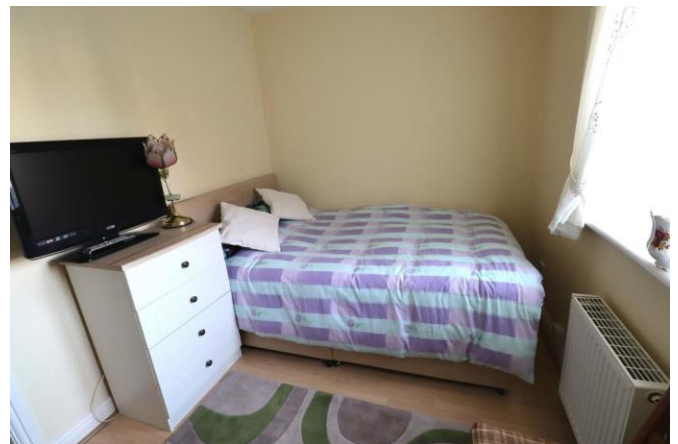
With window to rear elevation, dressing table and a range of fitted wardrobes and top boxes.



## BEDROOM 2

9' 10" x 7' 6" (3m x 2.29m)

With window to rear elevation, laminate flooring and radiator.



## BATHROOM

6' 9" x 5' 11" (2.06m x 1.8m)

A modern white suite comprising panel bath with electric shower over and glass shower screen, low level WC, vanity wash hand basin with storage, heated towel ladder, tiled walls and flooring, wet wall to the bath area, extractor fan and mirror with cupboards.



## TENURE

The properties are all leasehold properties with a 275 year lease with effect from 01/01/2010, with a share in the freehold company. The current annual maintenance for 2020 is £1,000 per annum. The properties are currently managed by Harris Shields of Bridlington.

## OUTSIDE

All the well maintained communal lawns and garden areas are held under the general maintenance scheme funded by the residents. Visitors parking is available on site and this particular property a private parking space (space 26).



## SERVICES

All mains services connected.

## 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 C.

## ENERGY PERFORMANCE CERTIFICATE

Rating C.

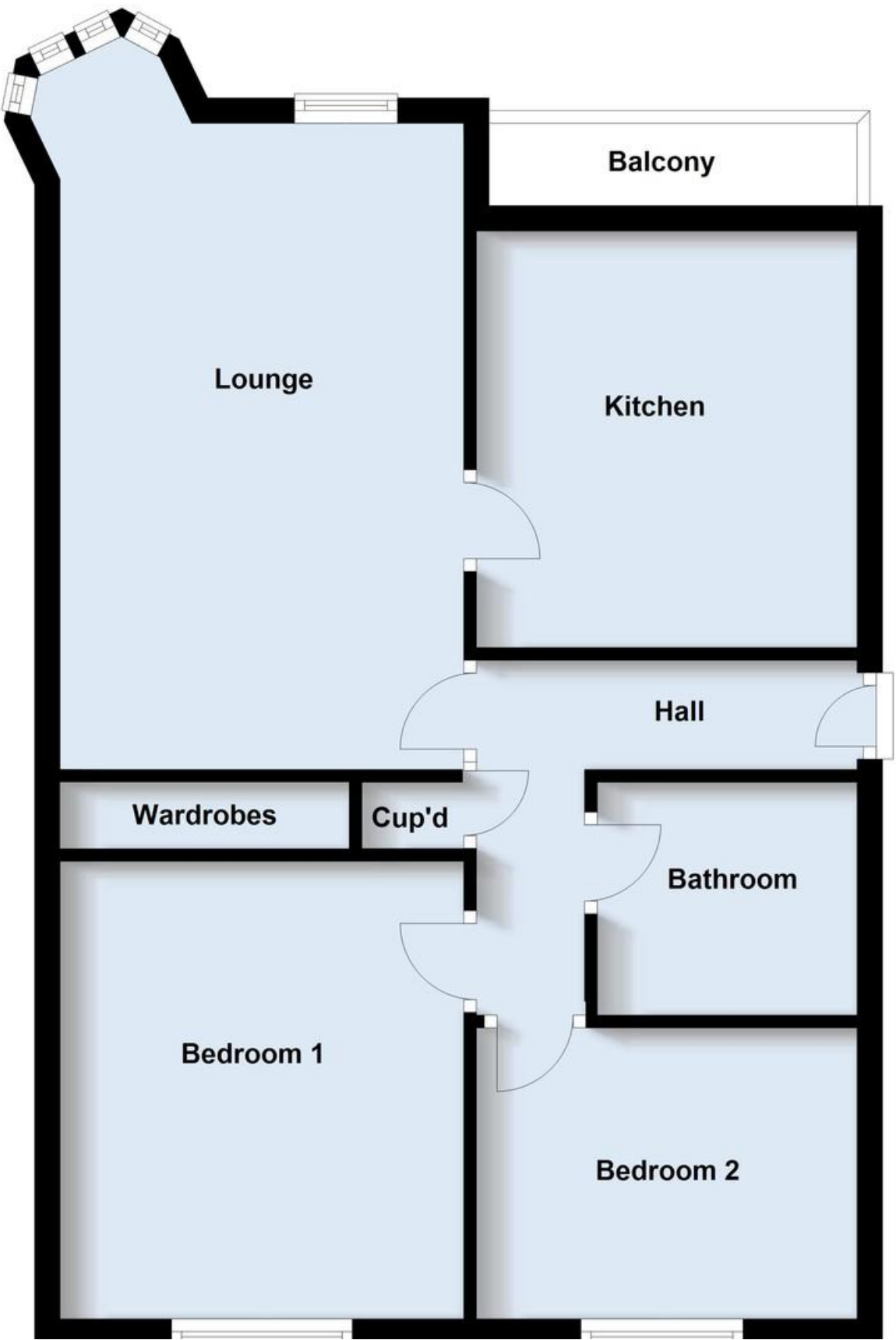
## VIEWING

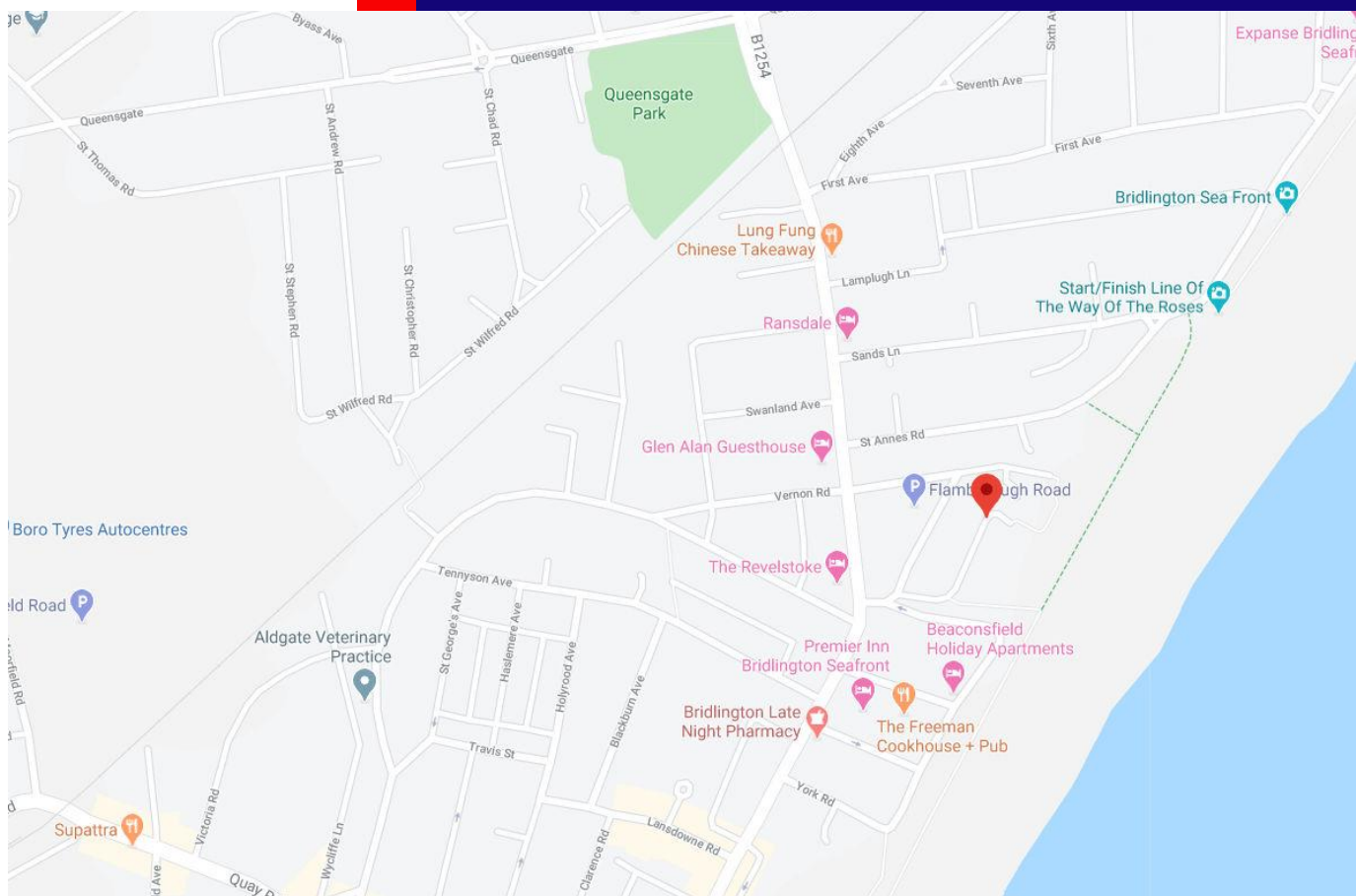
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**First Floor**





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

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