



2 bed upper flat to buy in YO16

Avenue Court , Bridlington, East Riding of Yorkshire, YO16 4QG

£45,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ 2 bed first floor flat
- ✓ Electric heating
- ✓ Located in Bridlington old town
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to offer to the market this Leasehold 2 Bedroom First Floor Flat on the over 55's development on Westgate in Bridlington.

The property comprises of:

First Floor Flat: Lounge, Kitchen, 2x Bedrooms & Bathroom

The flat is being sold with vacant possession.

Electric Heating.

Service Charge: £3691

Ground Rent: N/A

The property is located within a well-established over-55s development designed to offer comfort, convenience, and peace of mind. Residents benefit from a range of on-site facilities, including a lift, laundrette, a welcoming community room for social gatherings, a call system providing extra reassurance, and beautifully maintained gardens cared for by professional gardeners. Each property also comes with an allocated parking space for added convenience.

A particular highlight of the development is the guest flat, available for visiting friends and family, making it easy to host loved ones without the worry of space.

Situated in the heart of Bridlington's charming Old Town, the development enjoys a prime location close to excellent transport links, local shops, cafés, and everyday amenities. With the seafront and promenade just a short distance away, it offers the perfect balance of community living and coastal lifestyle.

Front Exterior - The building's front exterior as a whole are in excellent condition and the building hasn't had many major issues of repair.

2 Bed First Floor Flat - Situated on the first floor, the flat includes a Lounge, Kitchen, 2x Bedrooms & Bathroom.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 96

Annual Service Charge Amount: £3,691.00

Price: Starting Bid £45,000

Property Type: Upper Flat

USPs: Retirement property

Parking: Allocated, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Avenue Court , Bridlington, East Riding of Yorkshire, YO16 4QG

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

