



1c Marlborough Avenue, Hornsea, HU18 1UA
£114.950



This beautifully presented two-bedroom first floor flat has been recently renovated throughout to an extremely high standard, offering stylish and contemporary living just a short distance from the town centre.

The heart of the home is the spacious open-plan living area, seamlessly combining a modern fitted kitchen, dining space, and lounge – perfect for entertaining or relaxing in comfort. The sleek shower room features high-quality fixtures and a clean, modern finish. Both bedrooms are well-proportioned, with ample natural light and neutral décor.

While the property does not include outside space, its enviable location ensures convenient access to local amenities, shops, and transport links.

Ideal for first-time buyers, professionals, or investors seeking a high-spec, move-in ready home close to town.

EPC: D

Council Tax: A

Tenure: Leasehold

Entrance Hall

Double glazed entrance door to side, leading to staircase to first floor. Built in cupboard and storage heater.

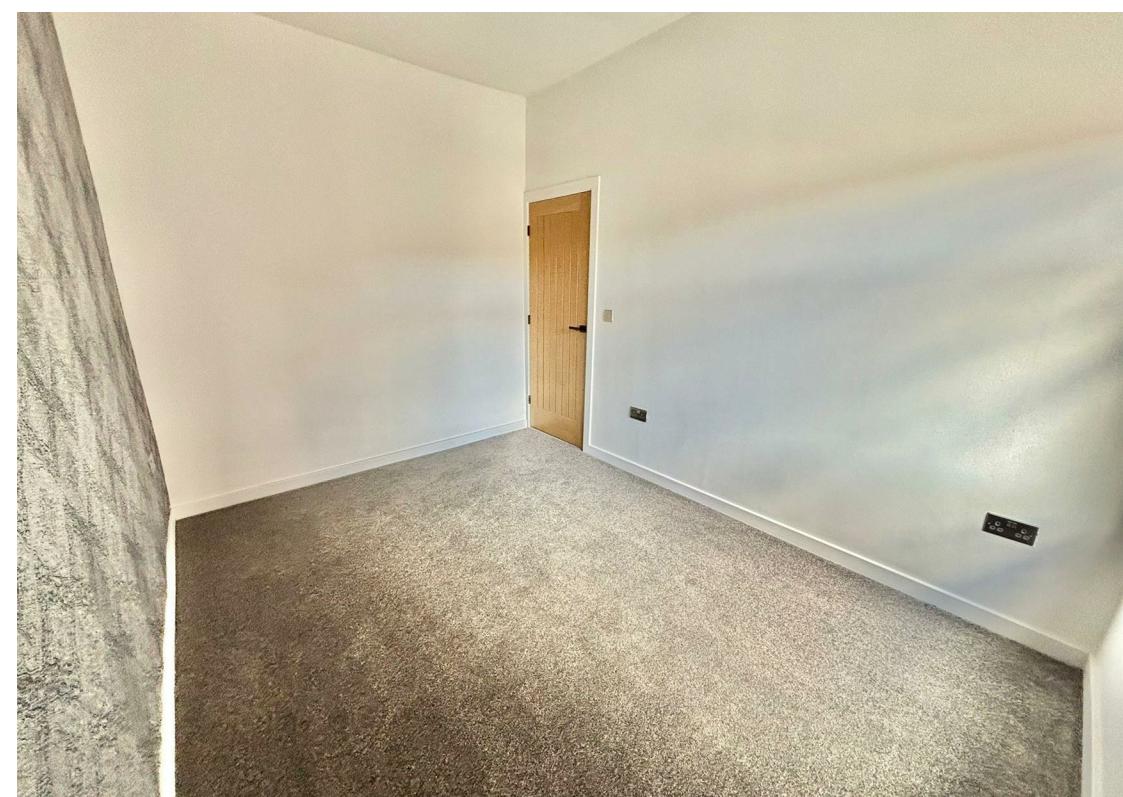
Open Plan Kitchen/ Diner/ Lounge

24'3" x 14'1" (7.41 x 4.31)

Open plan living area;

Kitchen - Window to rear, a range of fitted base units with complimentary work surfaces, larder unit, one a half bowl sink unit with mixer tap. Built in electric hob with extractor fan over and built in electric cooker point, space and plumbing for washing machine, tiled flooring. Appliances to be included in the sale.

Lounge - Window to front, carpet and storage heater.





Bedroom 1

11'10" x 8'6" (3.62 x 2.61)
Window to rear, television point, carpet and radiator.

Bedroom 2

10'9" x 8'9" (3.28 x 2.68)
Window to rear, television point, caret and storage heater.

Shower Room

8'6" x 7'11" (2.61 x 2.42)
Vanity hand wash basin, step in shower, W.C., extractor fan, heated towel rail, tiled walls and floor.

Leasehold Information

The leaseholder will be a company set up by the existing owner of the building (e.g. Marlborough Properties Hornsea Ltd). The company will hold two shares, the owner of each apartment will be allocated 1 share, giving each apartment owner equal shares in the company, this will be carried out via each parties solicitors at the point of purchase. As part of the leasehold arrangement, individual apartment responsibilities for ongoing maintenance will be detailed within, as follows:

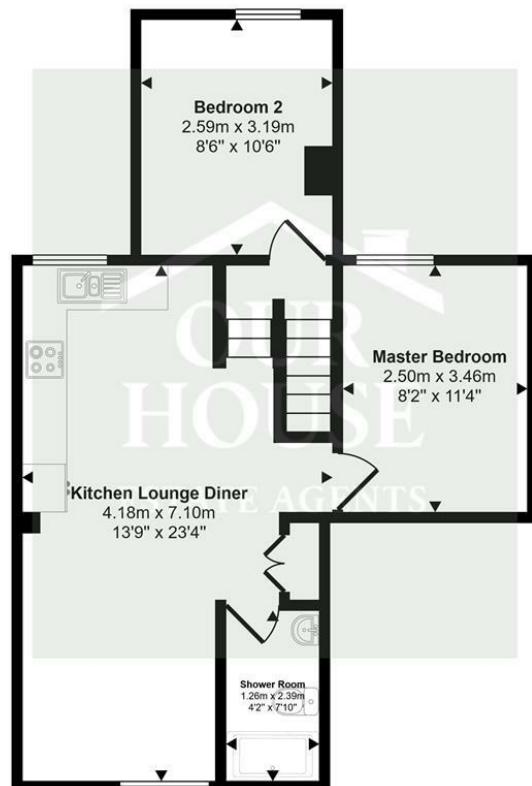
The ground floor apartment will be responsible for the upkeep of the parking area.

The ground floor apartment will be responsible for the roof areas each end of the building, specific to that apartment.

Responsibility for the remaining fabric of the building and roof will be shared equally between both apartments.

Each apartment will come with a 999 year lease term.

Approx Gross Internal Area
47 sq m / 510 sq ft

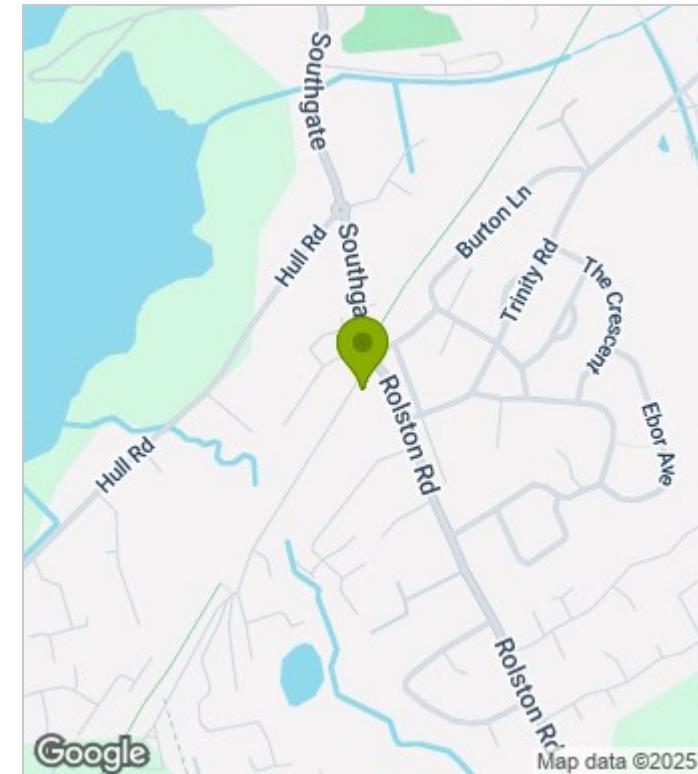


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Our House Estate Agents Office on 01964 532121
if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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.

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