BOUTIQUE PROPERTY SHOP
SALES AND LETTINGS

bps@boutiquepropertyshop.co.uk
Covering Yorkshire
T 07515 763622

14 The Avenue Westgate

, YO16 4QE

Price Guide £89,950

2 1 1 E

14 The Avenue Westgate

, Bridlington, YO16 4QE

Price Guide £89,950

A stunning, award winning conversion of Bridlingtons Old Avenue Hospital. Designed to create bespoke apartments for modern day living. Set in beautiful, mature grounds with secure gated parking and well kept communal gardens. The conversion was carried out by Shepherd Homes of York in the 1990's and acquired award winning status for it's superb design element. The apartment is located on the second floor and benefits from lovely views over Westgate Park with guest parking and electronic gated access. Internally the development benefits from some stunning period features including the original staircase, high ceilings and ornate decor.

- Award winning development
- Conversion of the Old Avenue Hospital
- Set in mature and secure gated grounds
- Two bedroom second floor apartment
- Secure parking and visitor parking
- Lovely views over Westgate Park
- Modern kitchen and bathroom
- Electric economy storage heating
- Some charming and beautiful architectural features

Communal Entrance Hall
14'8 x 3 (4.47m x 0.91m)
Entrance to the front and rear aspects. Overlooking the communal gardens.

Private Entrance Hall
Door to the second floor staircase and entrance area. Loft access, built in cloaks cupboard and airing cupboard.

Sitting Room
12 x 10'2 (3.66m x 3.10m)
With window to the front elevation and strorage heater.

Kitchen
9 x 6'11 (2.74m x 2.11m)
Range of modern wall and base units with stainless steel sink and drainer unit with mixer tap, electric oven and hob with extractor hood above, space for fridge freezer and plumber for washing machine, Window to the side aspect and tiled splashback.

Bedroom One
12 x 10'2 (3.66m x 3.10m)
With window to the front aspect and electric storage heater.

Bedroom Two
10'3 x 6'11 (3.12m x 2.11m)
With window to the front aspect and electric srotage heater.

Bathroom
7'6 x 6'2 (2.29m x 1.88m)
Modern white suite with P shape bath with electric shower over and screen, low level WC and pedestal hand wash basin. Part tiled walls and extractor fan.

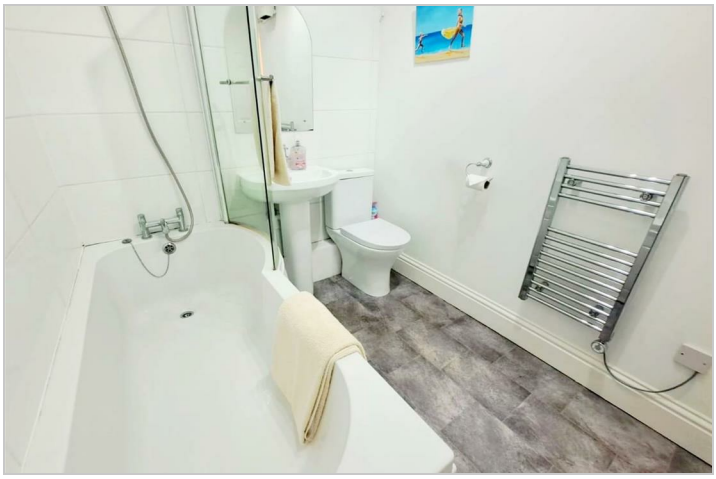
Exterior
Stunning, mature and well stocked communal gardens surrounding the property with secure electronic gates leading into the grounds. Allocated parking and visitor parking.

Council Tax Band B

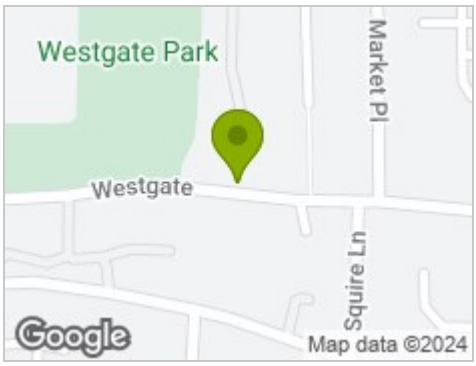
Tel: 07515763622

Services
Mains connected to water, drainage and electric

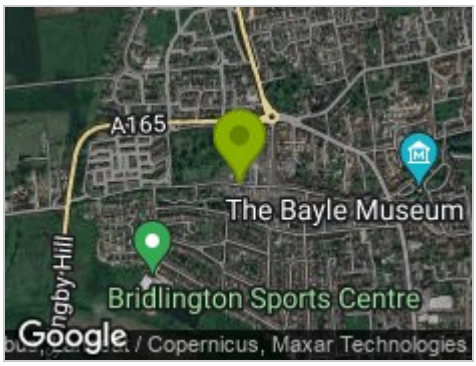
Tenure
The property is leasehold on a 125 year lease from 1996. There is a monthly service charge, ground rent and maintenance fee of £198 per calender month.



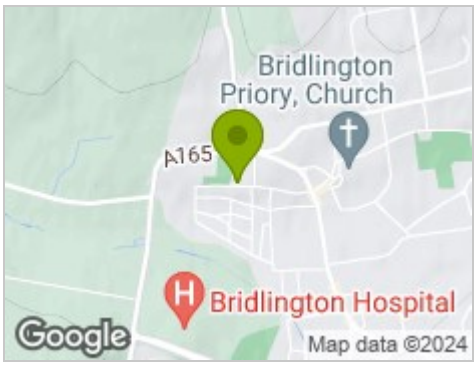
Road Map



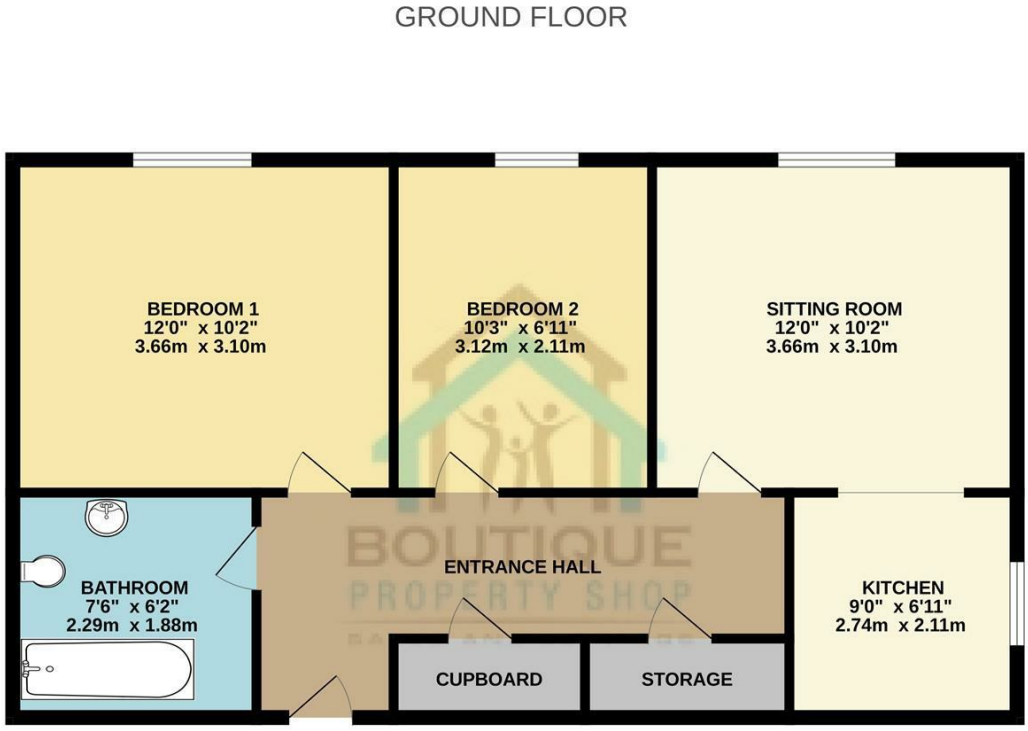
Hybrid Map



Terrain Map



Floor Plan

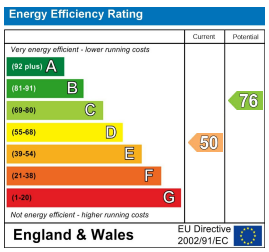


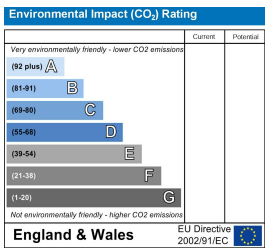
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.