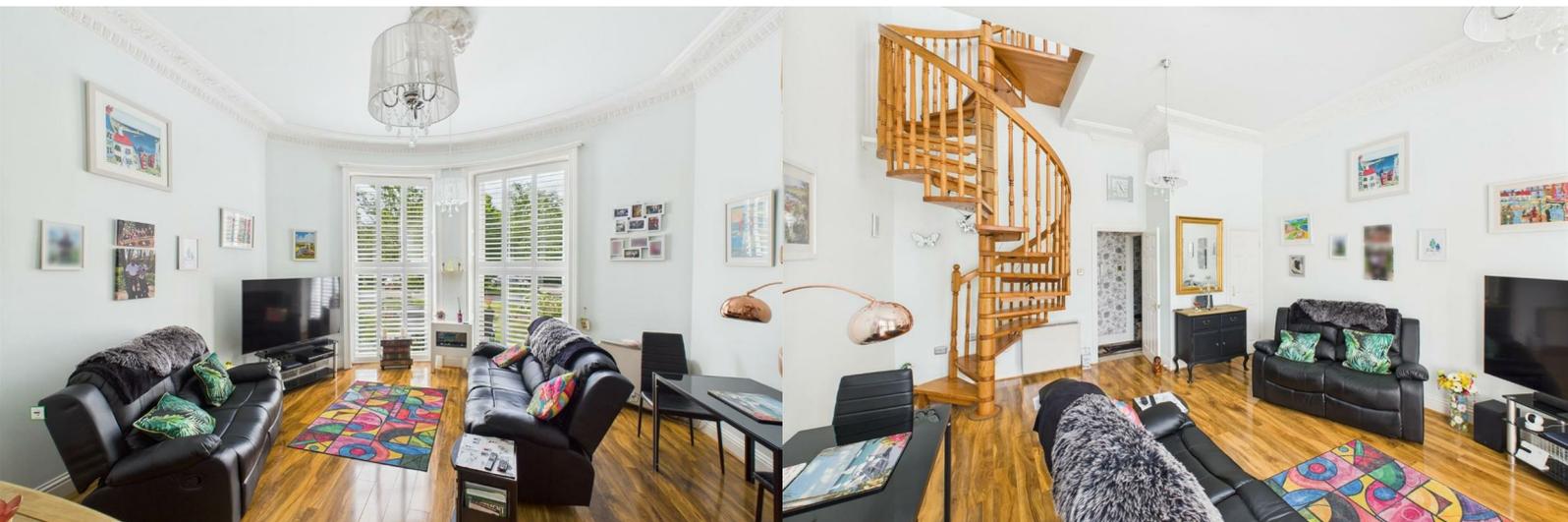




## The Avenue Westgate , YO16 4QE

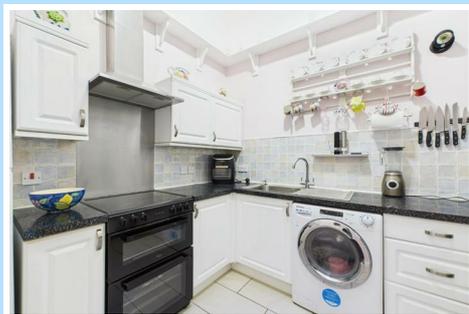
Price Guide £149,950



# The Avenue Westgate

, Bridlington, YO16 4QE

Price Guide £149,950



Hidden away in the charming area of Westgate, Bridlington, this stunning two-bedroom duplex apartment offers a perfect blend of modern living and comfort. As you enter, you are greeted by a luxurious interior that exudes elegance and style. The apartment features a spacious reception room, ideal for both relaxation and entertaining guests.

A striking spiral staircase leads you to the upper level, where you will find two well-appointed bedrooms, providing ample space for rest and privacy. The property also includes a contemporary bathroom, designed with modern fixtures to enhance your daily routine.

Set within a secure private development, this apartment ensures peace of mind and a sense of community. Additionally, the property boasts allocated parking for one vehicle, making it convenient for residents and visitors alike.

This duplex apartment is not just a home; it is a lifestyle choice, offering a unique living experience in a desirable location. With its luxurious features and thoughtful design, this property is perfect for those seeking a stylish and comfortable abode in Bridlington. Don't miss the opportunity to make this exquisite apartment your new home.

- Stunning duplex apartment
- Two bedrooms
- Window shutters to most rooms
- Set in a bespoke, private a secure development in the popular old town
- Spiral staircase to upper level
- No onward chain
- Allocated parking and communal gardens
- Stunning period features throughout

## Entrance Hall

Tiled flooring and door to the ground floor communal entrance lobby.

## Sitting Room/ Diner

A stunning room with high ceilings and deep set skirtings, wood effect flooring, large bay window overlooking the gardens with fitted window shutters, TV point, storage cupboard, electric storage heater and spiral staircase leading the the first floor bedroom.

## Kitchen

With a range of wall and base units with sink and drainer unit, electric cooker point, extractor hood, plumbing for washing machine, part tiled walls and delph rack.

## Guest WC

Low level WC, hand wash basin and tiled flooring.

## First Floor Landing/ Entrance Hall

Door to the communal staircase area, wood effect flooring, storage cupboard and ladder style chrome radiator.

## Master Bedroom

A lovely spacious room with large bay window overlooking the gardens with window shutters, electric storage heater and TV point.

## Bedroom Two

With fitted mirror wardrobes and wood effect flooring.

## Shower Room

White suite with corner shower cubicle, low flush WC, vanity hand wash basin, fully tiled and extractor fan.

## Exterior

There are stunning communal grounds which are all maintained by a gardener, with lawned areas to sit out, mature trees, flower beds and lighting leading to

the parking areas. The development benefits from secure parking with electronic gates into the grounds.

### Services

Mains connected to electric, water and drainage. The property had a new fuse box in 2024 and a new hot water tank in 2024

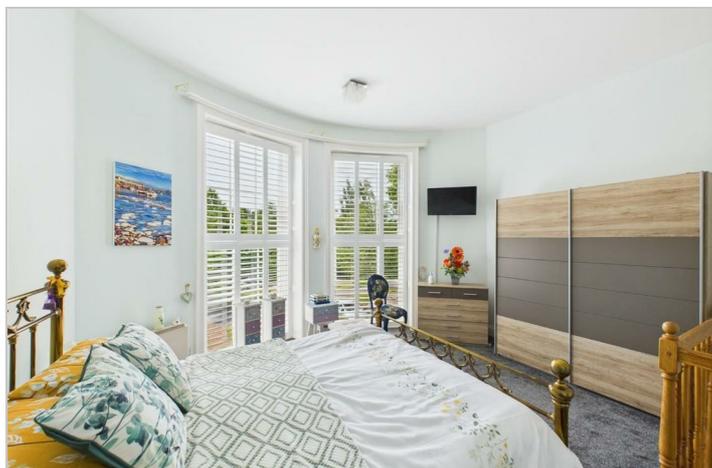
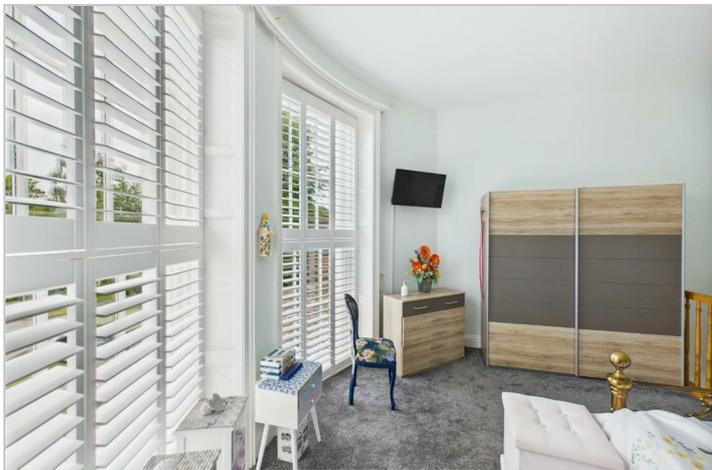
### Council Tax Band B

### Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

### Tenure

The property is leasehold on a 125 year lease from 1996. There is a monthly service charge, ground rent and maintenance fee of £271.84 per month.



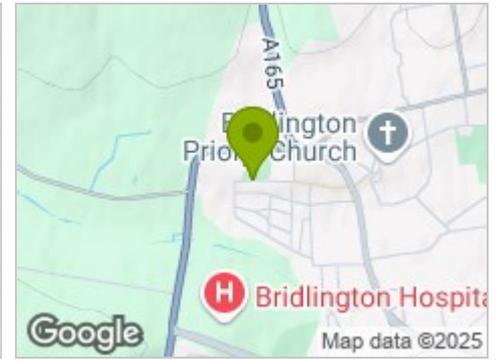
## Road Map



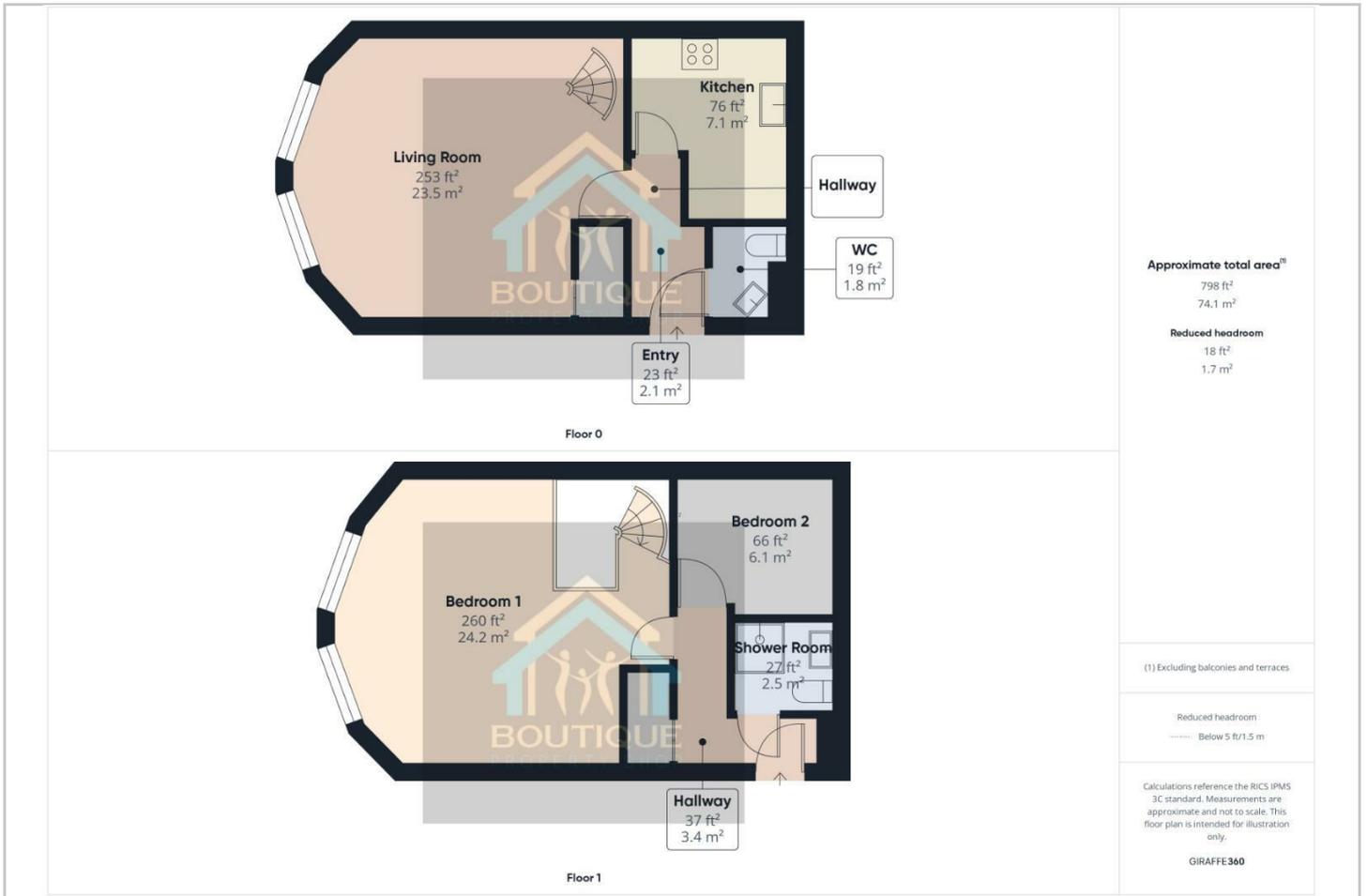
## Hybrid Map



## Terrain Map



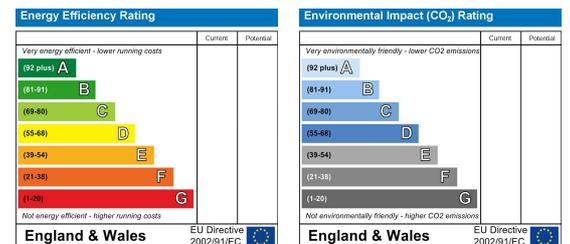
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.