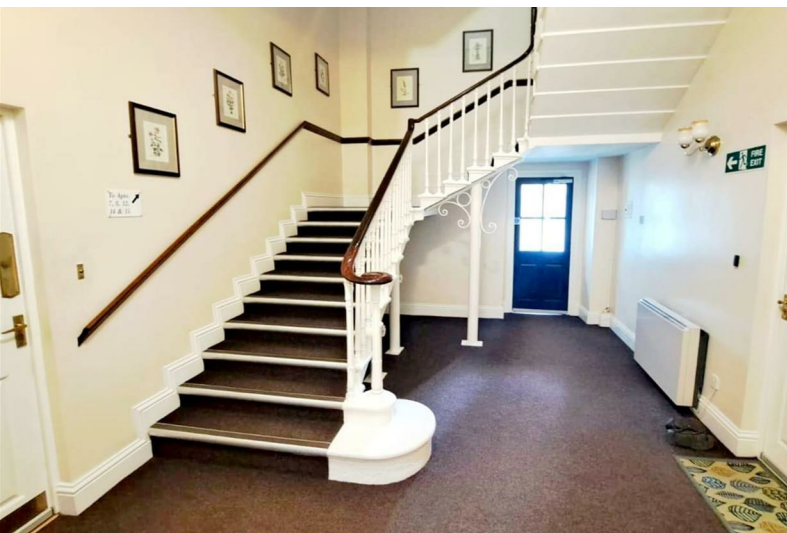




## 14 The Avenue Westgate , YO16 4QE

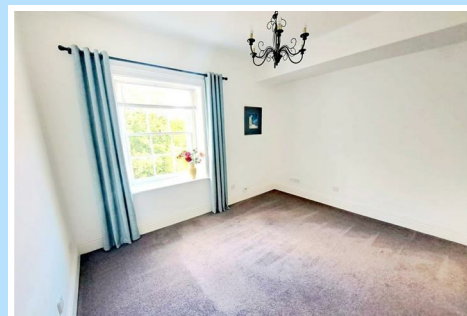
Price Guide £89,950



# 14 The Avenue Westgate

, Bridlington, YO16 4QE

Price Guide £89,950



A stunning, award winning conversion of Bridlington's 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 storage 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 storage 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.

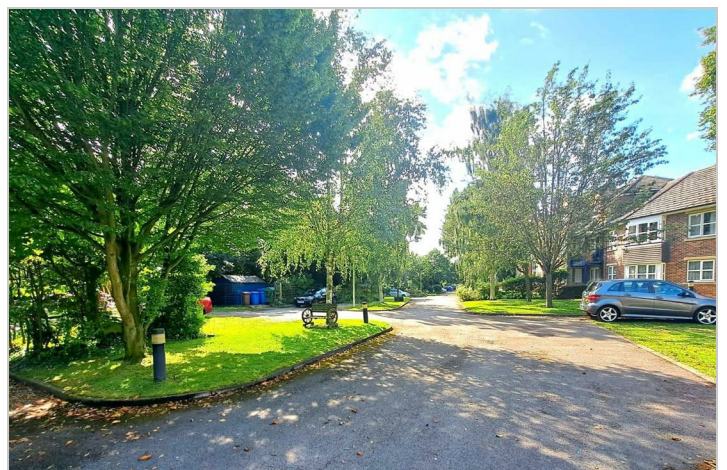
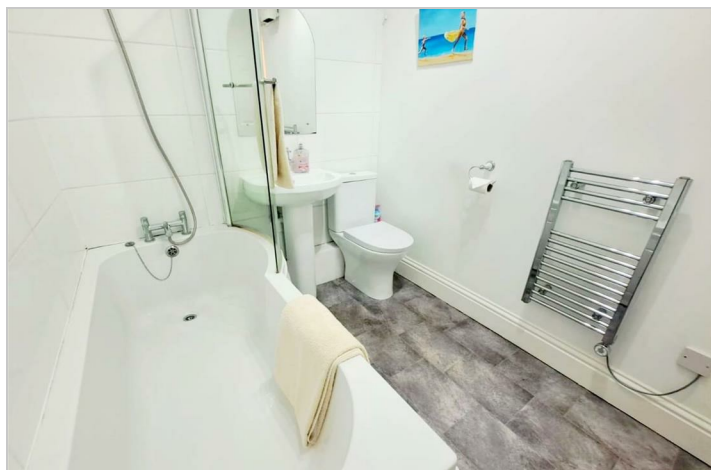
Council Tax Band B

## Services

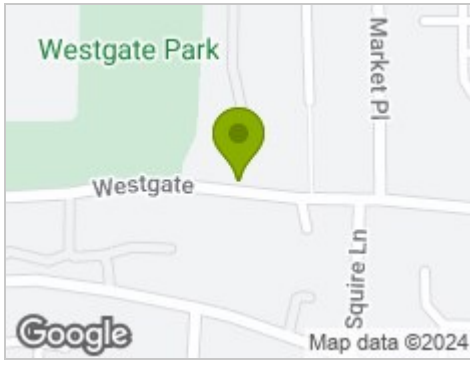
Mains connected to water, drainage and electric

## Tenure

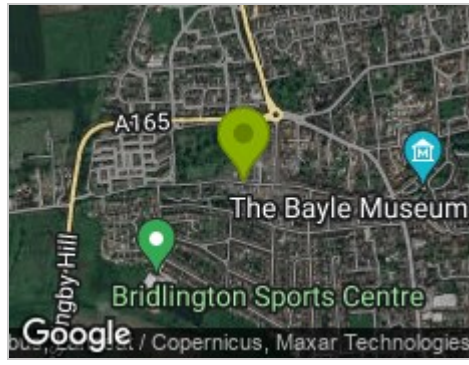
The property is leasehold on a 125 year lease from 1996. There is a monthly service charge, ground rent and maintenance fee of £198 per calender month.



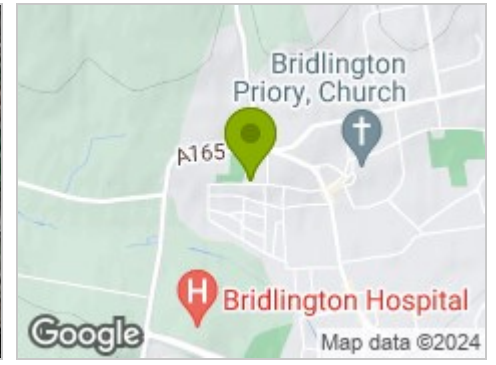
## Road Map



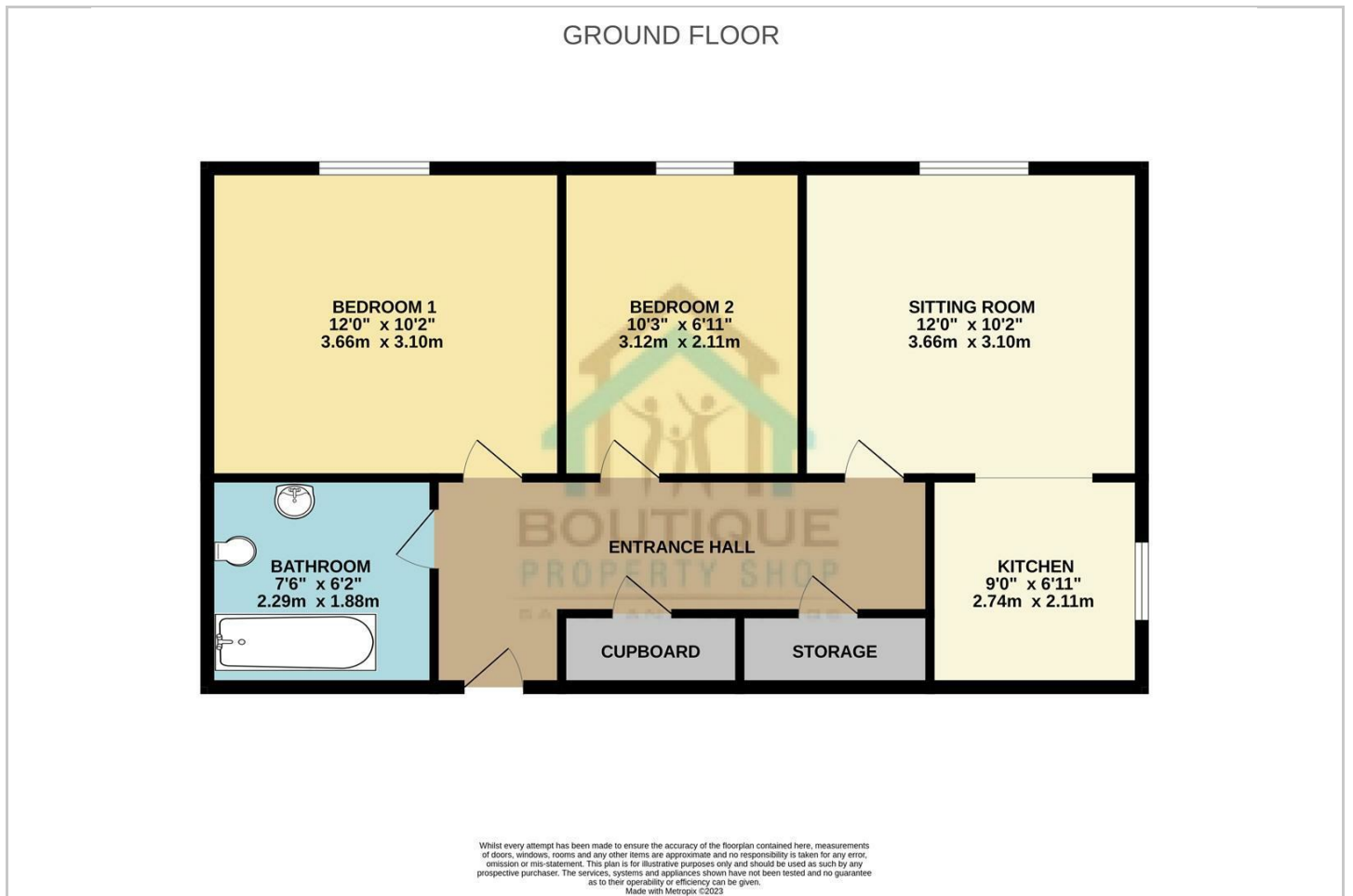
## Hybrid Map



## Terrain Map



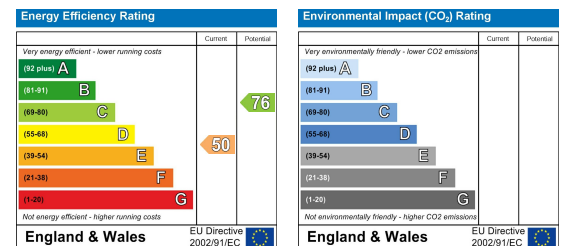
## Floor Plan



## 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.