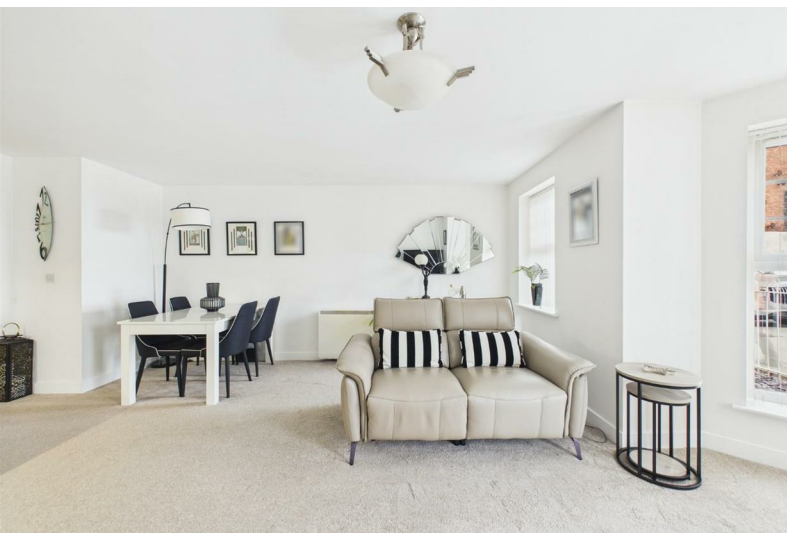




## 107 Promenade , YO15 2QJ

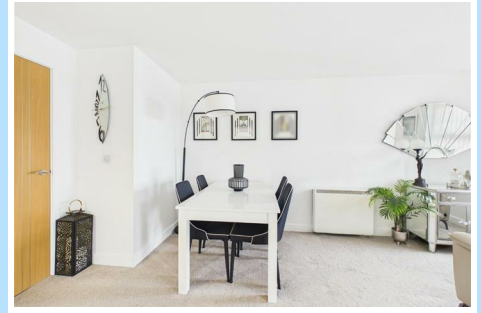
Asking Price £150,000



# 107 Promenade

, Bridlington, YO15 2QJ

## Asking Price £150,000



\*\*\*\*Reduced price for a quick, chain free sale\*\*\*\*

Welcome to this stylish and immaculate ground floor luxury apartment located on the Promenade in Bridlington. This modern property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a seaside retreat or a permanent residence. As you enter the apartment, you will be greeted by a spacious reception room that exudes a contemporary charm, perfect for relaxing or entertaining guests. The apartment boasts two generously sized bedrooms, providing ample space for rest and relaxation. The well-appointed bathroom adds to the overall appeal, ensuring that all your needs are met. One of the standout features of this property is its prime location. Just a short stroll away, you will find the beautiful beach, Leisure World, and a variety of shops, making it easy to enjoy the vibrant coastal lifestyle. Additionally, the apartment comes with allocated parking, a valuable asset in this sought-after area. With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a holiday home or a permanent residence, this apartment offers a unique opportunity to enjoy the best of Bridlington living. Don't miss your chance to own this exquisite property by the sea.

- Two lovely bedrooms
- Allocated parking
- Sea Views
- Ground floor apartment
- Fantastic location!
- Modern, immaculate and open plan living
- NO ONWARD CHAIN

### Communal Entrance Hall

Door from the parking area and door leading into the private apartment.

### Entrance Hall

With door leading from the communal entrance area, electric storage heater, storage and airing cupboard and doors to the bedrooms, bathroom and living areas. Security intercom system.

### Open Plan Living/Kitchen and Dining

With a contemporary, high gloss bespoke kitchen with a 1 1/2 bowl sink unit, built in washer, fridge, freezer, electric ceramic hob, electric oven and extractor hood above. There is a tiled splashback, underlighting and a UPVC double glazed window to the side aspect. Open to the dining area and sitting room with a bay window to the front aspect and second UPVC double glazed window allowing plenty of natural light, TV point and electric storage heater.

### Bedroom One

A lovely double room with UPVC double glazed window to the side aspect, electric storage heater and TV point.

### Bedroom Two

A lovely light and airy room with electric storage heater and UPVC double glazed window to the rear aspect.

### Bathroom

A stunning bathroom with bath with power shower over with shower screen, low flush WC, vanity hand wash basin with plenty of storage, splashback, extractor fan and chrome electric heated towel rail.

### Exterior

Allocated parking to the side of the property and an enclosed area to the front with wrought iron railings.

### Bridlington

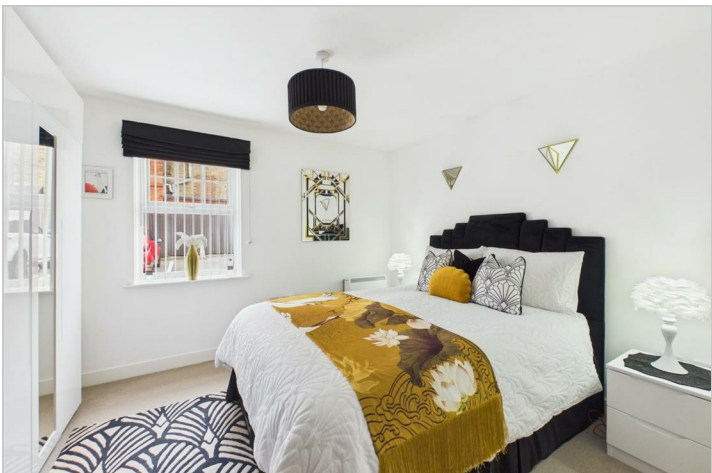
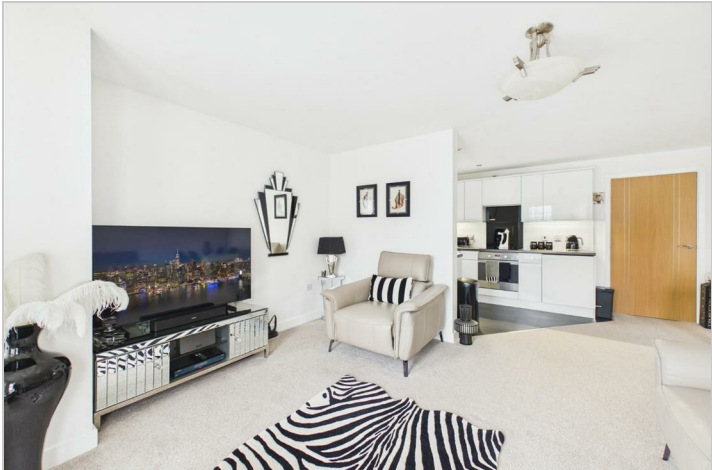
Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield.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

### Services

Mains connected to electric, water and drainage.



There is a ground rent of approx £300 per year and a monthly service charge of £243.20 which covers all communal areas, building insurance, upkeep of the building, parking and heating the communal areas.



Road Map



Hybrid Map



Terrain Map



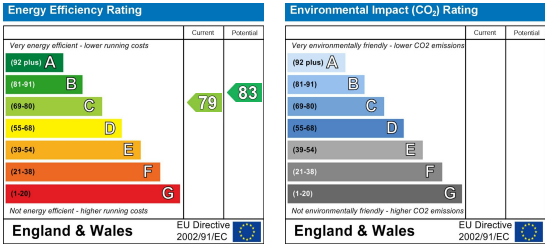
Floor Plan



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.