



## 22 Avenue Court, Westgate , YO16 4QG

Asking Price £125,000



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This stunning over 55's ground floor apartment is located in one of Old Town's most sought after developments. Set in the grounds of the old Avenue hospital and within easy reach of the old town's local shops, tearooms and amenities, this property is ideal for retired couples or single occupants alike. The current owner has recently fitted a stunning kitchen and decorated throughout to create a modern and tasteful interior with the accommodation offering two bedrooms, a spacious, streamline kitchen, lounge/diner, spacious inner lobby and a modern shower room. Externally there are beautifully appointed, mature communal gardens with secure gated parking and a walled garden area to the rear of the apartment which offers a lovely private space to sit out. Viewing is advised not to miss out on this lovely property!

- Beautifully appointed ground floor apartment
- Two bedrooms
- Set in the grounds of the old Avenue Hospital
- Set within a secure walled development with mature gardens and secure parking
- In pristine condition throughout!
- Within close proximity to the Old Town shops and amenities
- Newly fitted kitchen
- Over 55's 'Anchor' managed development
- Early viewing advised not to miss out!

### Inner Lobby

UPVC double glazed door to the garden area and built in storage cupboard, radiator.

### Sitting room/Diner

With two double glazed windows overlooking the communal gardens and electric fire and radiator.

### Kitchen

Modern soft close wall and base units with complimenting work surfaces and tiled splash back. There is a built in single oven, induction hob and extractor hood. Space for a fridge/freezer. Stainless steel sink unit and double glazed window and door to the front aspect.

### Bedroom One

With a range of fitted wardrobes, double glazed window to the side and radiator.

### Bedroom Two

Double glazed window to the rear aspect.

### Shower room

Fully tiled with a lovely large corner shower unit. Low level W.C and wash hand basin. Built in cupboards with drawer units. Extractor fan and radiator.

### Exterior

There are beautiful, mature communal gardens surrounding the property set within walled and gated grounds with secure parking. There is also a communal lounge and laundrette for the residents to use.

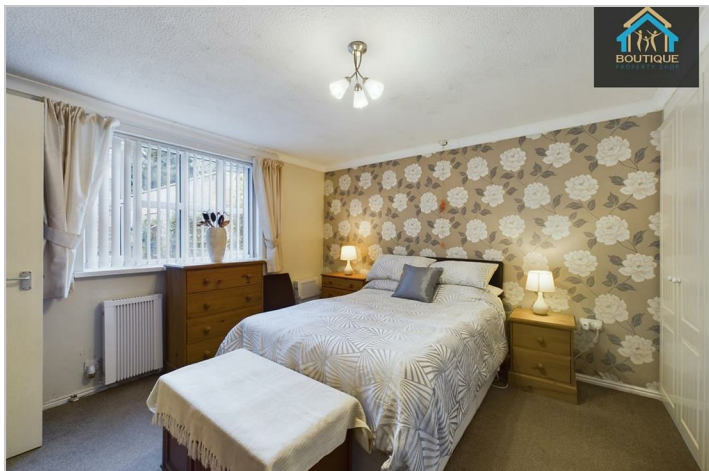
Rear garden area - There is a lovely private, walled garden area to the rear of the property with flower beds and patio area.

### Services

Mains connected to water, electric and drainage. EHC radiator central heating.

### 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.



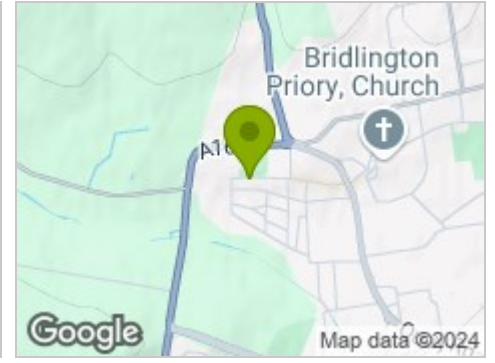
## Road Map



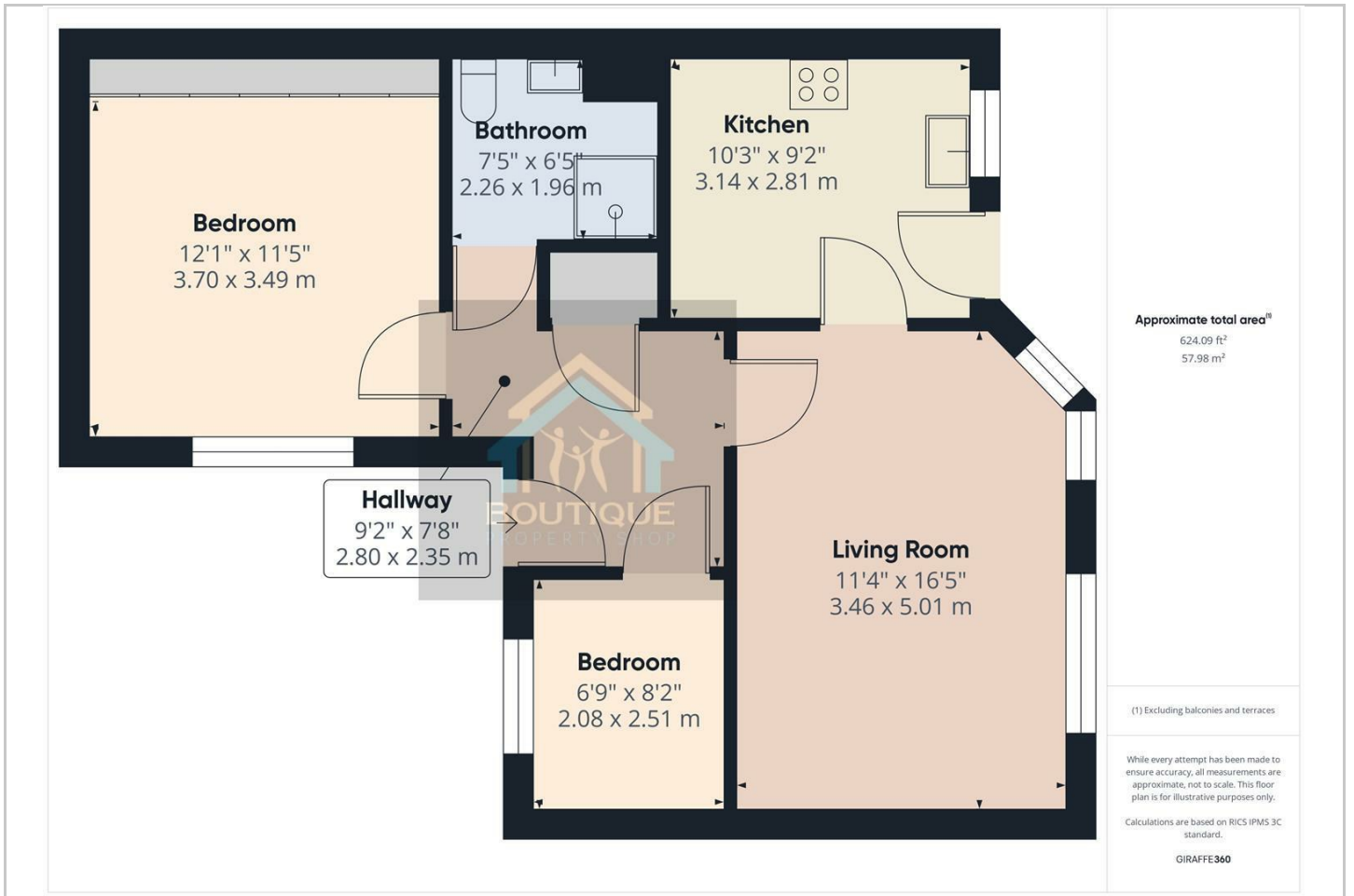
## Hybrid Map



## 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



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