



## 17 Chestnut Court 99

MO16 6ZJ, Gateshead

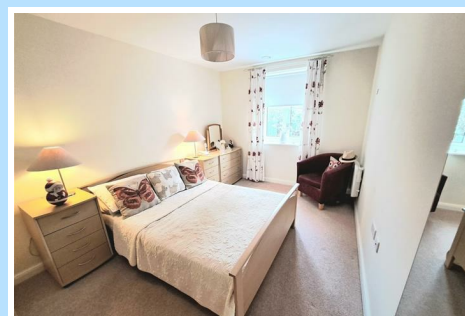
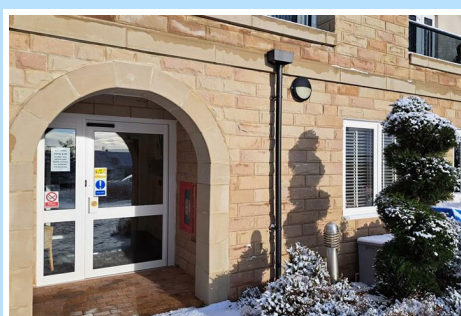
Offers Around £159,950



# 17 Chestnut Court 99 Marton Gate

, Bridlington, YO16 6ZJ

Offers Around £159,950



This stunning first floor retirement apartment is situated in an idyllic position on Marton Gate, which is a very desirable location within the town. The development is close to all local amenities such as shops, library and only a stone's throw to the north beach which is within easy walking distance. There is a bus route which runs through the locality linking to the town centre and surrounding areas. The apartments were built in 2016 by McCarthy and Stone who specialise in retirement apartments. With many fantastic features such as a communal lounge, kitchen area and guest suite available for a nominal fee per night, this property is the perfect home for those looking for easy maintenance and energy efficiency. A superb property in a lovely location, offered with no onward chain.

- Stunning, spacious one bedroom first floor apartment
- NO ONWARD CHAIN
- 24-hour emergency call system and camera entry
- Guest Suite available
- Lift to all floors
- Over 55's McCarthy and Stone development
- Parking spaces and car ports are available via an annual permit
- Juliet balcony overlooking the communal gardens
- Fantastic seaside town location
- Visitor parking spaces

## Communal secure entrance

With secure camera linked to TV system. Stairs and lifts to all levels.

## Private Entrance Hall

With door to the front, double walk in cloakroom storage with plumbing for washer and space for dryer, meter cupboard.

## Sitting Room

15'3 x 11'9 (4.65m x 3.58m)

With Juliet balcony overlooking the communal gardens, electric storage heater, TV and telephone point and double doors to the kitchen.

## Kitchen

8'1 x 7'2 (2.46m x 2.18m)

Modern fitted wall and base units with built in electric oven, hob and extractor hood, fridge freezer, sink and drainer unit and tiled flooring.

## Bedroom One

11'7 plus recess x 8'9 (3.53m plus recess x 2.67m)

A lovely size room with double glazed window overlooking the gardens, electric storage heater and TV point.

## Walk in wardrobe

A good size walk in wardrobe/storage cupboard to the bedroom.

## Shower Room

7'1 x 5'3 (2.16m x 1.60m)

Modern suite with large walk in shower, vanity wash basin, low level WC, extractor fan and heated towel rail. Fully tiled floor and walls.

## Exterior

There are stunning landscaped ground to the development with mature plants and trees which are maintained by a gardener covered under the maintenance charge. There is a covered parking area which is available on a permit basis which is optional to purchase. There is free visitor parking on site.

Tel: 07515763622 / 01653

## Service information

The property has a 999 year lease from 2016.

The ground rent currently payable is £247.00 paid every six months.

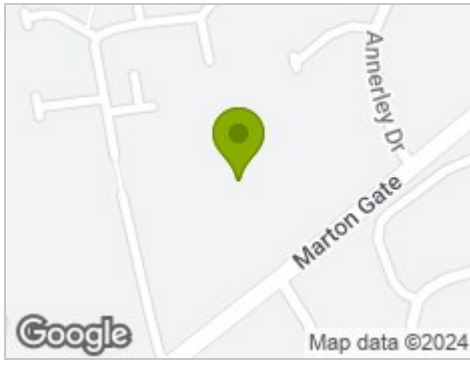
There is a monthly service charge of £257.00 per month, covering water rates, buildings insurance, electricity in all communal areas and outside lights, maintenance of grounds and gardens, services of the House Manager Monday to Friday 9am to 2pm, security alarm system at all times and repairs and maintenance of communal areas.

## Council Tax Band C

East Riding of Yorkshire Council shows that the property is banded in council tax band C.



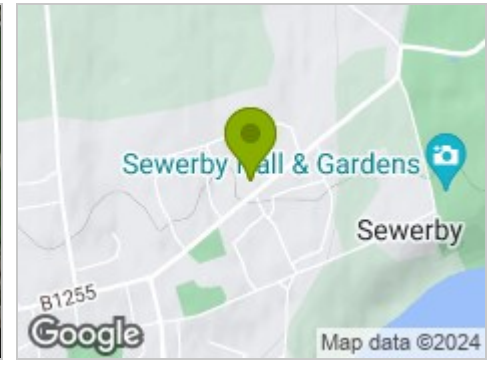
## Road Map



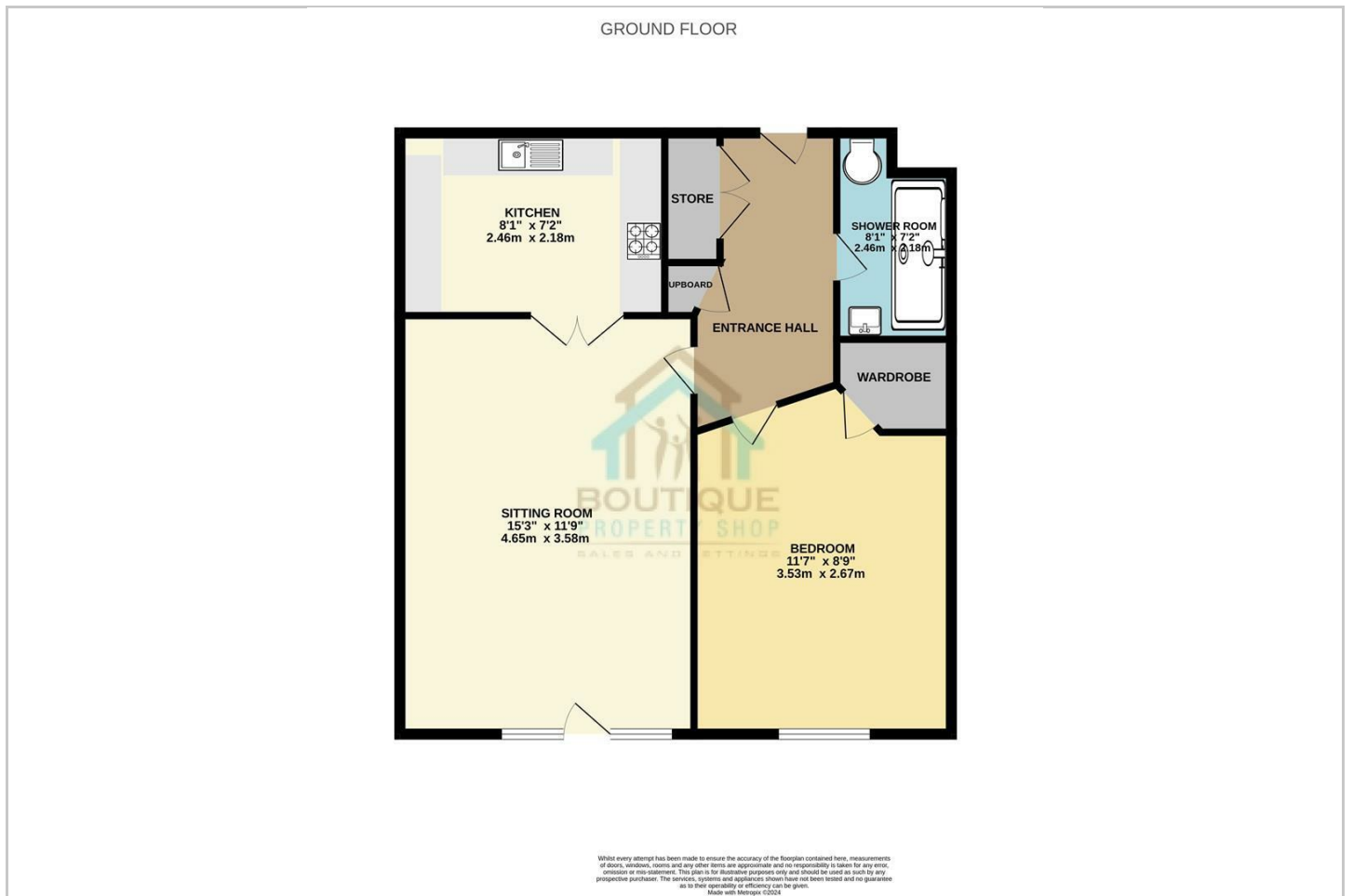
## Hybrid Map



## Terrain Map



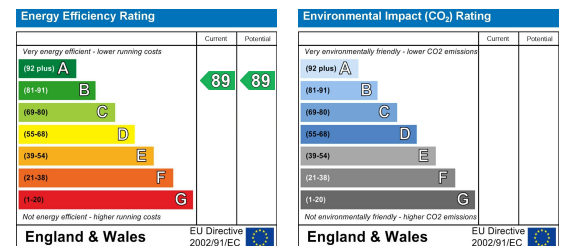
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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