

Ulllyotts

EST 1891



Flat 7 East Vale Court
Bridlington
YO15 3HE

TO LET

£550 pcm

2 Bedroom First Floor Apartment

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01262 401401

Flat 7, East Vale Court

Bridlington

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COMMUNAL ENTRANCE

The entrance is to the rear of the property, with communal a tele-entry system and stairs to all levels.

FIRST FLOOR LANDING

With private entrance door to:

ENTRANCE HALL

13' 3" x 3' 6" (4.04m x 1.08m)

With a composite entrance door and radiator.

LOUNGE

13' 7" x 11' 7" (4.14m x 3.53m)

With Juliette balcony, TV point, radiator and opening into kitchen.

KITCHEN

12' 0" x 7' 7" (3.66m x 2.31m)

With a range of wall and base units, worktop over, stainless steel sink unit, electric oven, gas hob and extractor. Wall mounted gas central heating boiler, vinyl flooring, tiled splashbacks and ceiling spotlighting.

BEDROOM ONE

17' 0" x 9' 2" (5.20m x 2.81m)

With a window to the front elevation, TV point and radiator.

BEDROOM 2

9' 8" x 8' 11" (2.96m x 2.73m)

With a window to the rear elevation and radiator.

BATHROOM

7' 5" x 5' 9" (2.28m x 1.75m)

A white suite comprising panelled bath, low level WC, pedestal wash hand basin, extractor fan, radiator, tiled splashbacks and window to the rear elevation.

OUTSIDE

There is no outside space for the property, however there is a bin area and parking available on a first come, first served basis.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £550.00

Damage Deposit: £634.61

Total: £1184.61

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 32 sq m



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