



Flat 5 4 Cloisters Mews
Bridlington
YO16 4PY

TO LET

£525 pcm

2 Bedroom Second Floor Apartment

■ **Ulllyotts** ■
EST 1891

01262 401401

Flat 5, 4 Cloisters Mews

Bridlington

YO16 4PY

LOCATION

Cloisters Mews is a desirable development in the Old Town part of Bridlington. The Old Town area has buildings of historic value. Shopping facilities and public houses are within walking distance and the schools that serve the area are about a half a mile away. Buses are routed through the area and link to the town centre which is about a mile away.

ACCOMMODATION

A two bedroomed, second floor apartment which offers open plan living, electric heating and uPVC double glazing throughout. The property also has a private parking space.

COMMUNAL ENTRANCE

With intercom and stairs leading to all floors.

ENTRANCE HALL

12' 0" x 3' 2" (3.66m x 0.97m)

With electric panel heater and storage cupboard.

OPEN PLAN LIVING ROOM AND KITCHEN

18' 4" x 12' 2" (5.59m x 3.71m)

With windows to front and side elevations, ceiling spotlights and electric panel heater. The kitchen area incorporates wall, base and drawer units, worktop over, stainless steel sink, electric oven, hob, extractor, space for washing machine and fridge.

BEDROOM 1

15' 1" x 10' 0" (4.6m x 3.05m)

With French doors to Juliette balcony, window to side elevation and electric panel heater.

BEDROOM 2

8' 1" x 7' 10" (2.46m x 2.39m)

With window to side elevation and electric panel heater.

BATHROOM

8' 9" x 7' 4" (2.67m x 2.24m)

Incorporating panel bath with mains fed shower over, pedestal wash hand basin, low level WC, heated towel ladder, vinyl flooring, tiled splashback and ceiling spotlighting.

OUTSIDE

There are communal gardens, one parking space (space 39), bicycle store and bin store.

SERVICES

Mains electricity, water and drainage connected. There is no gas.

PAYMENTS

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

One month's rent: £525.00

Damage Deposit: £525.00

Total: £1,050.00

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

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

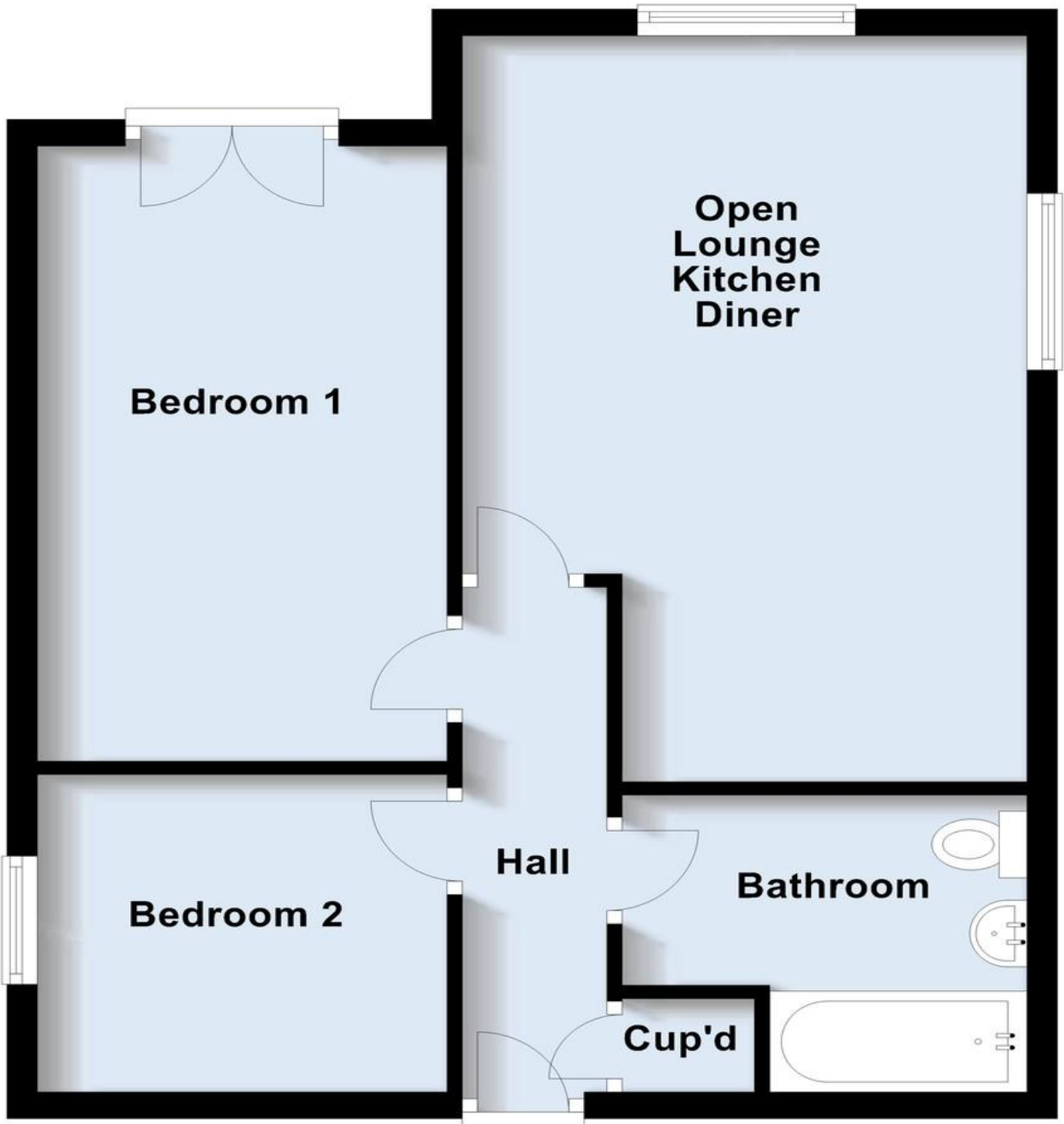
VIEWING

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

Second Floor



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