



Flat 9 1 Cloisters Mews
Bridlington
YO16 4PH

TO LET

£550 pcm

2 Bedroom Apartment

■ Ulllyotts ■
EST 1891

01262 401401

Flat 9, 1 Cloisters Mews

Bridlington, YO16 4PH

ACCOMMODATION

A superbly appointed second floor apartment with two bedrooms, open plan living dining kitchen and modern bathroom. The apartment is very well presented and has electric heating, uPVC double glazing, Juliette balcony and a private parking space and is set within enclosed grounds which are fully maintained under a management scheme. The apartment is in block 1, which there are only 4 blocks within the complex.

COMMUNAL HALL

With tele-entry system and stairs leading to first floor.

SECOND FLOOR LANDING

The apartment is located just off the second floor landing on the right hand side with private entrance door into.

ENTRANCE HALL

13' 1" x 3' 6" (3.99m x 1.07m)

With electric panel heater, walk-in airing cupboard housing hot water cylinder and doors to:-

OPEN PLAN LOUNGE DINER KITCHEN

22' 4" x 9' 8" (6.81m x 2.95m)

With Juliette balcony to front elevation, laminate flooring, two electric panel heaters, modern range of wall and base units. Built-in washer/dryer, electric oven, hob and extractor, built-in fridge, splashback and upstand, one and a half bowl stainless steel sink and mixer tap. Ceiling spot lighting.

BEDROOM ONE

15' 10" x 8' 5" (4.83m x 2.57m)

Electric panel heater, window to front elevation and overlooking Gordon Road. Laminate flooring.

BEDROOM TWO

11' 3" x 9' 9" (3.43m x 2.97m)

With window to front elevation and electric panel heater. Laminate flooring.

BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)

With panelled bath, pedestal wash hand basin, wc, half tiled walls, heated towel ladder, vinyl flooring and ceiling spot lighting.

OUTSIDE

The communal gardens and forecourt areas are managed and maintained under a management scheme. The property has a designated parking space, a secure bicycle store and a bin area.

PAYMENTS

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

One month's rent: £550.00

Damage Deposit: £634.61

Total: £1,184.61

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.

SERVICES

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

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

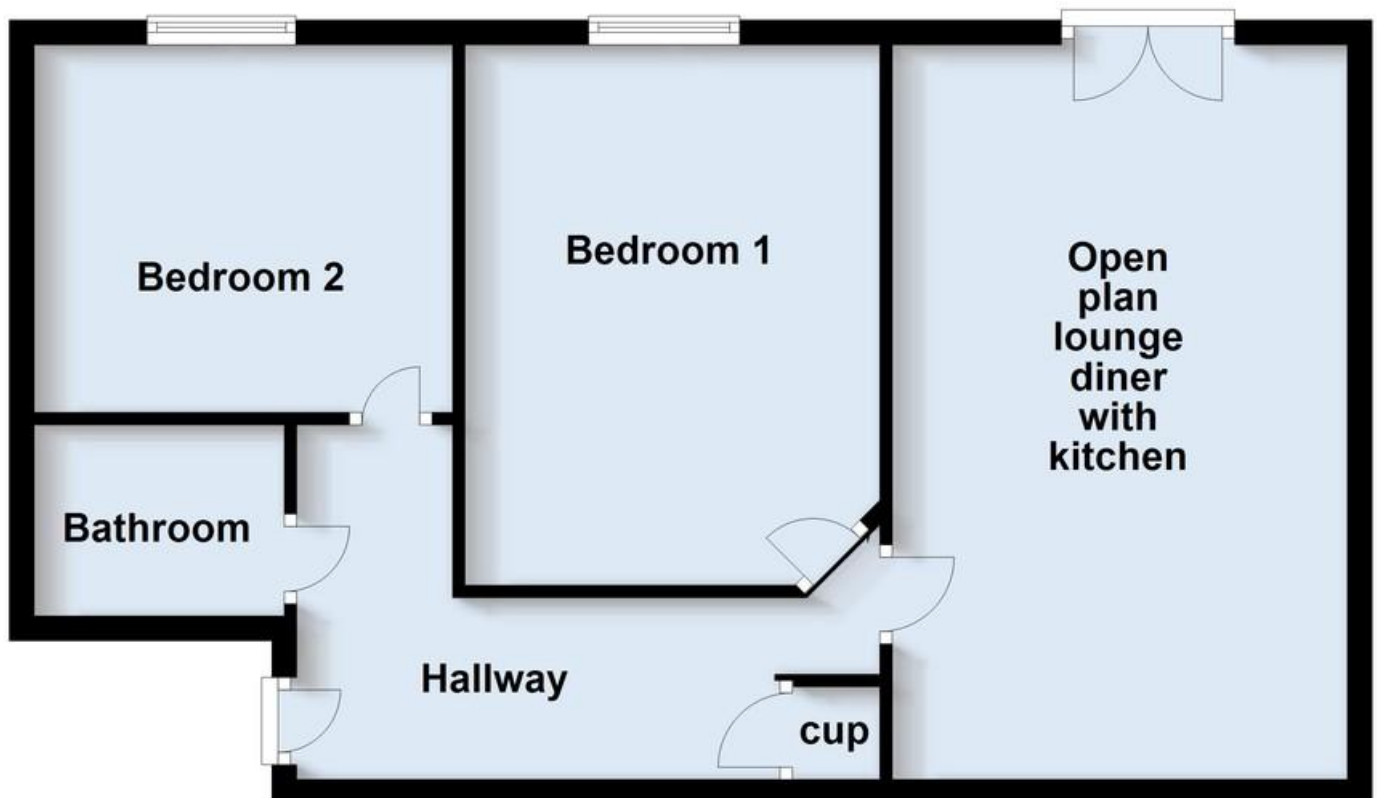
VIEWING

Strictly by appointment (01262) 401401 or brid@ullyotts.co.uk

Regulated by RICS

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

Ground Floor



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