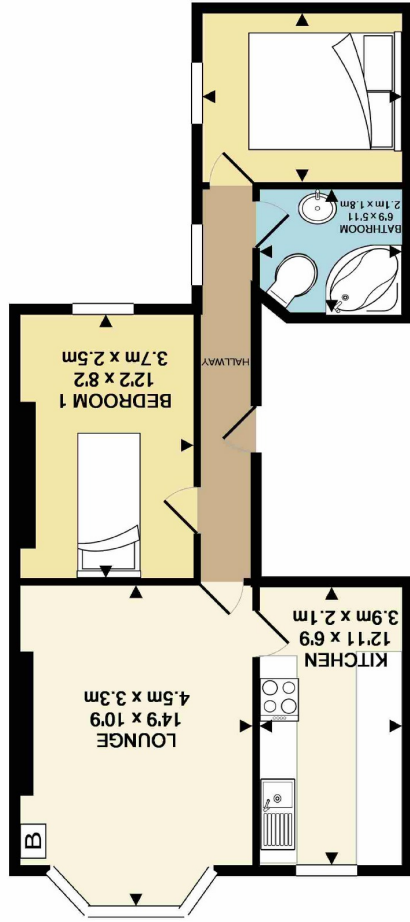


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FLAT 3, 33 ST ANNES ROAD, BRIDLINGTON, YO15 2JB  
 TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)



Flat 3, 33 St Annes Road  
 Bridlington YO15 2JB

**Harris Shields**  
 Collection

# Harris Shields Collection

14 Promenade, Bridlington, East  
Yorkshire, YO15 2PX

01262 601 704  
estateagents@harrisbell.com  
www.harrisbell.com

- ✓ Leasehold Flat.
- ✓ First Floor.
- ✓ 2 Bedrooms.
- ✓ Lounge.
- ✓ Kitchen.
- ✓ Bathroom/ WC.
- ✓ UPVc Double Glazing
- ✓ Gas Central Heating

£92,500 Leasehold - share of freehold

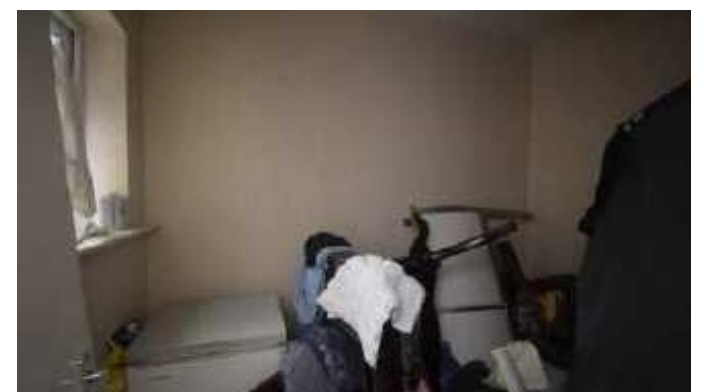
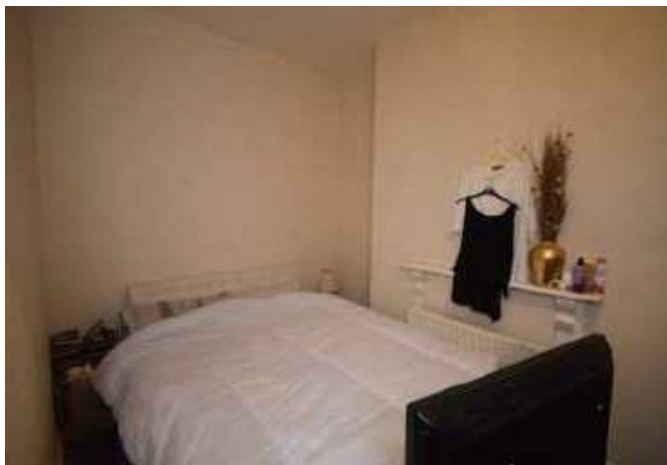
## Description

LOVELY SEA VIEWS.....This SELF CONTAINED, First Floor flat is one of 8 in this block of units occupying a very pleasant position on the sea front with stunning sea views from the front elevation.

The property has the benefit of UPVc Double Glazing and Gas Central Heating and briefly comprises; Communal Entrance Hall, Private Inner Hallway, Living Room (WITH SEA VIEWS); Fitted Kitchen (also with sea views); 2 Bedrooms and a combined Bathroom /W.C. (with corner bath) There is OFF STREET PARKING to the front of the property. Offered on a 199 year lease with commenced in July 2008 - the property also benefits from a share in the Freehold. The ground rent currently is £25 per annum - maintenance will be shared between all flat owners, the flat occupies a lovely position on the north side SEA FRONT, on a way-one street, approximately one third of a mile from the Town Centre with shops, cafes, public houses and the superb Leisure World complex all in the near vicinity.

## Additional Information

Council Tax Band : A



Opening doors  
for over 60 years

Harris Shields  
Collection