



99 Marton Gate | Bridlington | YO16 6ZJ

Asking Price £250,000

The
**GOOD
ESTATE**
AGENCY

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2 BED RETIREMENT APARTMENT WITH BALCONY, SEA VIEWS & PARKING.

Nestled in the charming area of Marton Gate, Bridlington, this delightful first-floor apartment offers a perfect blend of comfort and luxury, ideal for those seeking a retirement property. Built in 2016, the apartment spans an impressive 797 square feet and features two spacious double bedrooms, ensuring ample room for relaxation and privacy.

Upon entering, you are greeted by a large entrance hall that includes a utility cupboard and additional storage, providing practical solutions for everyday living. The heart of the home is undoubtedly the new luxury bespoke fitted kitchen, equipped with high-end appliances that cater to all your culinary needs. The apartment also boasts a stylish new bathroom, complete with a modern shower enclosure, enhancing the overall appeal of this exquisite residence.

The generous reception room is designed for both comfort and elegance, leading out to a charming balcony that offers stunning sea views—perfect for enjoying a morning coffee or an evening glass of wine while soaking in the picturesque surroundings.

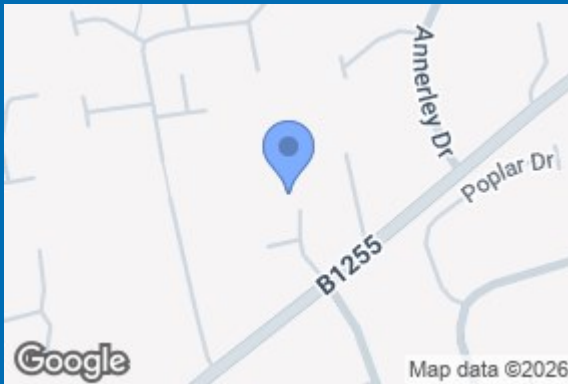
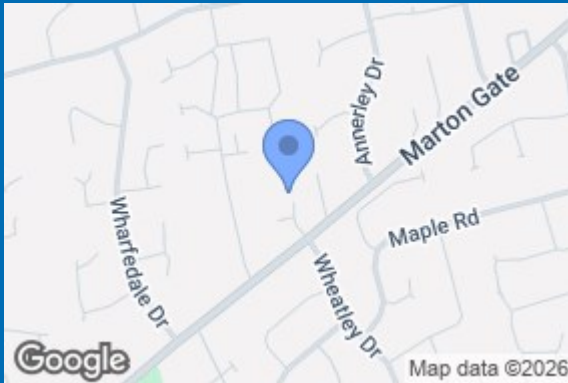
Residents of this exclusive McCarthy & Stone development benefit from a range of amenities, including an on-site house manager, a beautifully appointed residents' lounge, and a communal kitchen, fostering a sense of community among neighbours. For visiting guests, a guest suite is available, ensuring that your friends and family can enjoy their stay in comfort. Additionally, the property comes with an allocated parking space, providing convenience for those with vehicles.

This apartment is not just a home; it is a lifestyle choice, offering a serene environment with all the modern conveniences one could desire. Don't miss the opportunity to make this exceptional property your own.

- RETIREMENT PROPERTY
- SPACIOUS LIVING & DINING ROOM
- NEW BATHROOM
- BALCONY WITH SEA VIEWS
- COMMUNAL LOUNGE, KITCHEN & GARDENS
- TWO BEDROOM APARTMENT
- NEW LUXURY FITTED KITCHEN WITH HIGH-END APPLIANCES
- ENTRANCE HALL WITH UTILITY & STORAGE CUPBOARD
- HOUSE MANAGER
- ALLOCATED PARKING SPACE







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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