

## OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm



## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES

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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



1 PERRAN COURT, THE BAY, FILEY YO14 9GJ



Leasehold £79,950  
(Sold Fully Furnished)

### FEATURES

- \* Ideal holiday home / investment property.
- \* Renovated one bedroom ground floor apartment.
- \* Located on a modern holiday village just south of Filey with easy access to ..... the beach.
- \* Situated on the stunning Yorkshire coast, The Bay is ideal for visits to all the areas of local interest including Scarborough, the North York Moors and York.
- \* On site facilities include spa leisure complex with indoor heated pool, tennis court, public house, pharmacy and convenience store.
- \* Newly fitted modern kitchen.
- \* Gas central heating.
- \* Upvc double glazed windows.
- \* No onward chain.
- \* EPC Rating: C.
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

INTERNAL: Communal Front Door to Entrance Hall.  
Kitchen / Dining / Living Room. Bedroom. Bathroom

OUTSIDE: Parking space. Communal gardens.

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1 PERRAN COURT, THE BAY, FILEY

**Front Door to:**

**ENTRANCE HALL**

Entry phone. Airing cupboard. Radiator.

**OPEN PLAN LOUNGE / KITCHEN / DINER 6.45m x 2.82m (21'2" x 9'3")**

**KITCHEN / DINING AREA**

Inset sink and drainer. Newly fitted modern range of base cupboards with worktops over. Matching wall cupboards with under counter lighting. Built-in electric oven and hob. Integrated 'fridge / freezer, dishwasher and washer dryer.



**Open to:**



**LOUNGE AREA**

New flooring. Two radiators. Two upvc double glazed sash windows to the side and rear.

*/ continued over*

### BEDROOM

3.45m x 3.38m (11'4" x 11'1")

Built-in storage cupboard.  
Radiator. Upvc double glazed sash window to the side.



### BATHROOM

2.08m x 1.69m (6'10" x 5'7")

P-shaped bath with shower over and screen. Handbasin and wc. Part tiled walls. Chrome heated towel radiator. Extractor fan.

### OUTSIDE:

Communal gardens. Resident parking facilities.

### Floor Plan:

#### Ground Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 42.6 sq. metres (458.6 sq. feet)

Please note this floor plan is a guide and not to scale.  
Plan produced using PlanUp.

### TENURE:

Leasehold 999 years from 2008.  
Maintenance: Approx £336 per month.

### DIRECTIONS:

Take the A165 from Filey towards Bridlington and The Bay is located on the left after approximately three miles, just after Primrose Valley. Proceed straight into the development going straight over at the roundabout. Take the second left onto Perran Court. The property is located on the right hand side.

**Viewing strictly by appointment only through DMA Estate Agents**