

## 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 |



Zoopla.co.uk



## 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



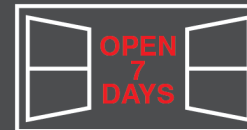
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**DMA**

ESTATE  
AGENTS



1 CHAPEL COURT, WEST AVENUE, FILEY YO14 9AB



Leasehold £79,950

### FEATURES

- \* One bedroom ground floor apartment specially designed for retirement.
- \* Convenient for all Filey's town centre shops, doctors' surgery, bus and train stations.
- \* Built to a high standard by McCarthy and Stone in late 1980's.
- \* Upvc double glazing.
- \* Lift to all floors.
- \* Laundrette and communal Residents' Lounge.
- \* Security telephone to main entrance doors.
- \* **Sold with no onward chain.**
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

### ACCOMMODATION IN BRIEF

|               |  |
|---------------|--|
| GROUND FLOOR: | Front Door to main Communal Entrance Foyer.<br>Residents' Lounge. Lift to first floor. |
| Own Door to:  | Entrance Hall. Lounge. Kitchenette. Bedroom.<br>Shower Room.                           |
| OUTSIDE:      | Small rear garden. Parking to the rear ( <i>subject to availability</i> ).             |

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



1 CHAPEL COURT, WEST AVENUE, FILEY

***Front Door via Security Intercom System to:***

**COMMUNAL ENTRANCE FOYER**

***Stairs and Lift to FIRST FLOOR:***

**COMMUNAL RESIDENTS' LOUNGE**

***Own Door to:***

**ENTRANCE HALL**

Large coats cupboard housing hot water cylinder with immersion heater. Telephone point.

**LOUNGE**

**4.67m x 3.25m (15'4" x 10'8")**

Wall lights. Electric night storage heater. Upvc double glazed window. ***Upvc double glazed patio door to the rear.***



***Archway to:***

*/ continued over*

## KITCHENETTE

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in electric oven and hob. Cooker extractor hood. Tiled walls.



## BEDROOM

3.65m x 2.69m (12'0" x 8'10")

Fitted wardrobes with mirror doors. Dressing table and drawers. Electric night storage heater. Upvc double glazed window.



## SHOWER ROOM

Walk-in shower cubicle with electric shower. Handbasin and wc. Extractor fan. Tiled walls.



## OUTSIDE:

Small garden. Possible parking space (*subject to availability*).



## TENURE

Leasehold: 125 years from 1988.  
Ground Rent: approx. £440.00 per annum.  
Service Charge: approx. £2,250.00 per annum.  
due September and March each year.

## Floor Plan:



Total area: approx. 36.3 sq. metres (390.3 sq. feet)

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

1 Chapel Court, West Avenue, Filey

Council Tax Band B.

## DIRECTIONS:

On foot from the DMA office, turn left along Belle Vue Street and turn right at the end onto West Avenue. Chapel Court is located on the left hand side on the corner of Station Avenue.

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