



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



Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE
AGENTS



19 CHAPEL COURT, FILEY YO14 9AB



Leasehold £89,950

FEATURES

- * One bedroom first 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 the late 1980's.
- * Modern kitchen and shower room.
- * Electric night storage heating.
- * Upvc double glazing.
- * Laundrette and communal residents lounge.
- * Security telephone to the main entrance doors.
- * Parking space (subject to availability).
- * **EPC Rating: B.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to main Communal Entrance Foyer.
Resident's Lounge.

Stairs and Lift to all floors:

FIRST FLOOR: Own Front Door to Entrance Hall. Lounge. Kitchenette.
Bedroom. Shower Room.

OUTSIDE: Communal gardens. Parking to the rear (subject to availability).

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

19 CHAPEL COURT, FILEY.

Front Door via Security Intercom System to:

COMMUNAL ENTRANCE FOYER

COMMUNAL RESIDENT'S LOUNGE

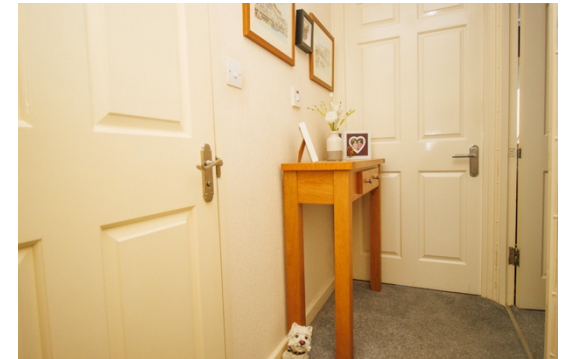
Stairs and Lift To:

FIRST FLOOR

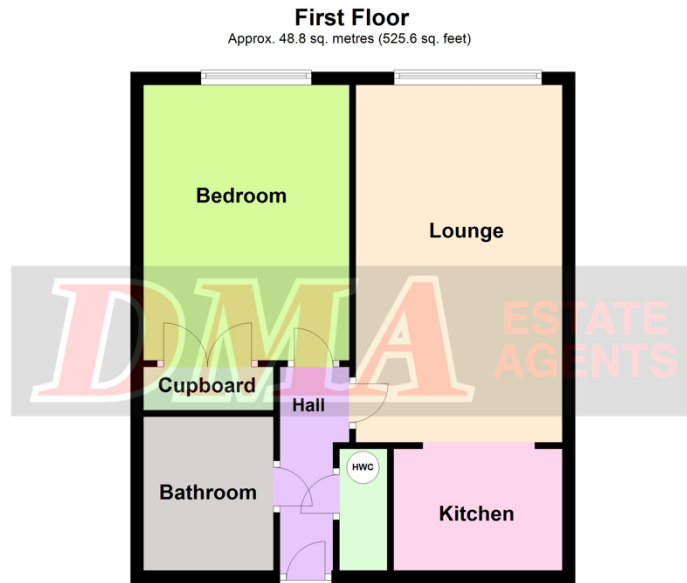
Own Door to

ENTRANCE HALL

Fitted cupboard.



Floor Plan:



Total area: approx. 48.8 sq. metres (525.6 sq. feet)

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

19 Chapel Court, West Avenue, Filey



LOUNGE
5.53m x 3.20m (18'2" x 10'6")

New electric fire and surround.
Electric night storage heater. Upvc
double glazed window.

/ continued over



Archway to:

KITCHENETTE

New kitchen comprising inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Built-in oven. Electric hob with extractor hood above. Provision for tall 'fridge / freezer.



BEDROOM

4.27m x 2.67m (14'0" x 10'6")

Fitted wardrobes with mirror doors. Electric night storage heater. Wall lights. Upvc double glazed window.



SHOWER ROOM

Bath with electric shower over, handbasin and wc. Full tiled walls. 'Expelair' extractor fan. 'Dimplex' heater. Chrome towel radiator.



OUTSIDE:

Communal gardens. Parking space (subject to availability).

TENURE

Leasehold:	Service Charge:	approx. £3,042	per annum
	Ground Rent:	approx. £437	per annum

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