



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



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17 CHAPEL COURT, WEST AVENUE, FILEY YO14 9AB



Leasehold £95,000

FEATURES

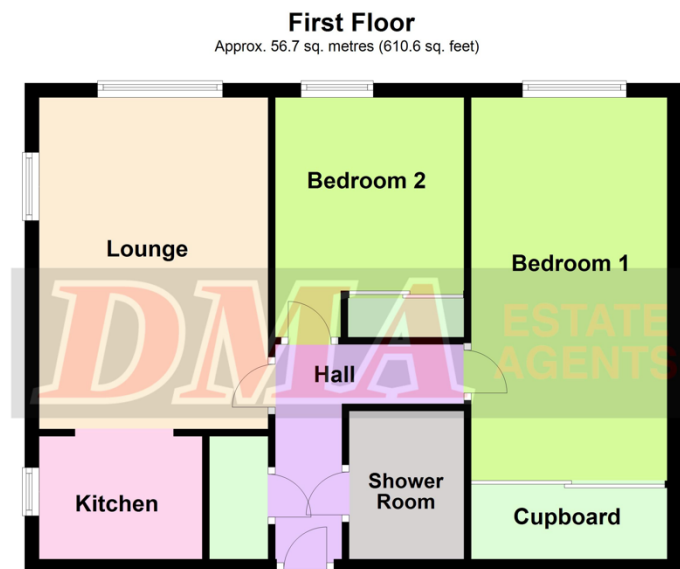
- * Two bedroom first floor apartment specially designed for retirement.
- * Convenient for all Filey's town centre shops, doctors' surgery, bus and train stations.
- * Built to a high standard by McCarthy and Stone in 1980's.
- * Upvc double glazing.
- * Electric night storage heating.
- * Lift to all floors.
- * Laundrette and communal residents' lounge.
- * Security telephone to main entrance doors.
- * Parking space (subject to availability).
- * **Sold with no onward chain.**
- * **EPC Rating C.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Main Entrance Foyer. Residents' Lounge.
Lift to all floors:
FIRST FLOOR: Own Front Door to Entrance Hall. Lounge. Kitchenette.
Two bedrooms. Shower Room.

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

Floor Plan:



Total area: approx. 56.7 sq. metres (610.6 sq. feet)

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

17 Chapel Court, West Avenue, Filey

17 CHAPEL COURT, FILEY

Front Door via Security Intercom System to:

COMMUNAL ENTRANCE FOYER AND COMMUNAL RESIDENTS' LOUNGE

Lift and Stairs to all Floors:

FIRST FLOOR:

Own Front Door to:

ENTRANCE HALL

Security intercom phone to main door. Large airing cupboard with immersion heater.

LOUNGE

4.70m x 3.20m (15'3" x 10'6")

Wall lights. Electric night storage heater. Two upvc double glazed windows.



Archway to:



KITCHEN

Inset stainless steel sink and drainer. Base units with worktops over. Wall cupboards. Electric cooker with extractor hood. Provision for tall 'fridge / freezer. Upvc double glazed window.

/ continued over

BEDROOM ONE

5.36m x 2.74m (17'7" x 9'0")

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



BEDROOM TWO

3.35m x 2.64m (11'0" x 8'8")

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



SHOWER ROOM

Walk-in shower with 'Mira' electric shower, handbasin and wc.



OUTSIDE:

Parking space (*subject to availability*).

Council Tax Band B.

TENURE

Leasehold:	Ground Rent:	approx. £425.00	per annum
	Service Charge:	approx. £3,859	per annum

DIRECTIONS:

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

Viewing strictly by appointment only through DMA Estate Agents