



#### 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



APARTMENT 12, BRIGG COURT  
22 CHANTRY GARDENS, FILEY YO14 9FD



**Leasehold £198,000**

#### FEATURES

- \* Modern spacious two bedroom ground floor apartment.
- \* Situated in a new over 55's complex built by McCarthy & Stone.
- \* Gated access.
- \* Camera entry system.
- \* Wheelchair access.
- \* Lift to all floors.
- \* 24 hour emergency call system.
- \* Electric heating.
- \* Upvc double glazing.
- \* Guest suite for family & friends (fees apply).
- \* Communal gardens.
- \* Allocated parking.
- \* **EPC Rating: B.**
- \* Viewing highly recommended.

#### ACCOMMODATION IN BRIEF

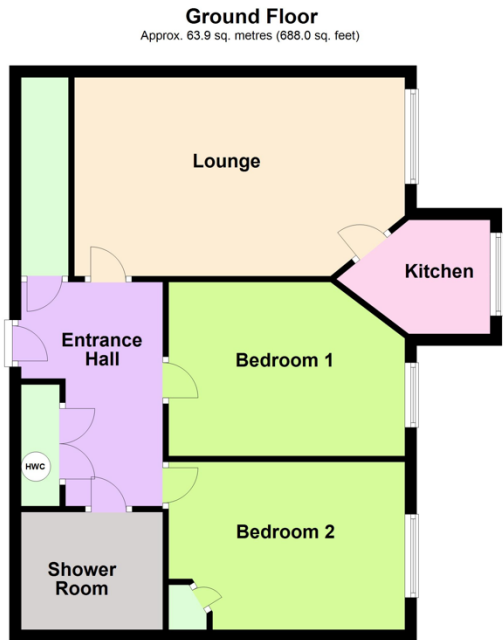
**GROUND FLOOR:** Communal Door to Main Entrance. Communal Residents Lounge. Own Door to Entrance Hall. Large Storage Cupboard. Lounge. Kitchen. Two Bedrooms. Shower Room

**OUTSIDE:** Communal gardens. Allocated parking.

**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)



FLOOR PLAN:



Total area: approx. 63.9 sq. metres (688.0 sq. feet)  
12 Brigg Court, 22 Chantry Gardens, Filey

Council Tax Band      C.

TENURE:

Leasehold	999 years from 2020
Maintenance:	Approx. £377.30 per month.
Ground rent:	Approx. £247.50 every 6 months.

DIRECTIONS:

Take the road to Scarborough out of Filey. Turn right at the large roundabout onto Church Cliff Drive bearing left as the road forks. The entrance to the development is located on the left hand side just before the Country Park.

Viewing strictly by appointment only through DMA Estate Agents

Communal Door to MAIN ENTRANCE

RESIDENTS LOUNGE



OWN DOOR TO:

ENTRANCE HALL

Thermostatically electric heater.	controlled
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LARGE STOREROOM

3.05m x 1.19m (10'0" x 3'11")

Large cupboard with plumbing for automatic washing machine and hot water cylinder.



## LOUNGE

**3.37m x 5.79m** (11'1" x 19'1")

Thermostatically controlled electric heater. **Upvc double glazed doors to patio.**



## KITCHEN

**2.46m x 2.33m** (8'1" x 7'8")

Excellent range of modern base cupboards with worktops over. Matching wall units. Induction hob with extractor hood above. Built-in electric oven. Integrated 'fridge / freezer. Upvc double glazed window.



## BEDROOM TWO

**4.03m x 2.81m** (13'3" x 9'3")

Thermostatically controlled electric heater. Upvc double glazed window.

## BEDROOM ONE

**4.57m x 2.84m** (15'1" x 9'4")

Large walk-in wardrobe. Thermostatically controlled electric heater. Upvc double glazed window.



## SHOWER ROOM

**2.13m x 2.00m** (7'1" x 6'7")

Large walk-in shower with mixer taps, handbasin in vanity unit and wc. Mostly tiled walls. Tiled floor. Chrome towel radiator.



## OUTSIDE:

Communal gardens with allocated parking space.

