



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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ESTATE
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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.
- * Camera entry system.
- * Wheelchair access.
- * On site house manager.
- * Electric heating.
- * Upvc double glazing.
- * Guest suite for family & friends (fees apply).
- * Communal gardens.
- * Allocated parking.
- * **EPC Rating: B.**
- * Viewing highly recommended.

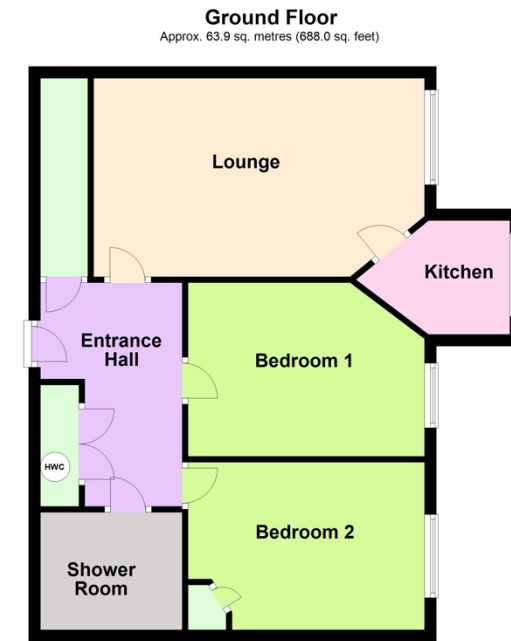
ACCOMMODATION IN BRIEF

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
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FLOOR PLAN:



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

INFORMATION ABOUT BRIGG COURT

Brigg Court is a friendly development with stunning communal gardens and open spaces for coffee mornings and social events such as Bingo. The dedicated house manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

Our camera entry system and 24-hour emergency call system will ensure you always feel safe and secure and the house manager is available during office hours if there is anything you need. For those who have difficulty getting around, there is a lift to all floors, and ovens and plug sockets are placed to minimise bending.



Communal Door to MAIN ENTRANCE

OWN DOOR TO:

ENTRANCE HALL

Thermostatically
electric heater.

controlled



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.



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.



BEDROOM TWO

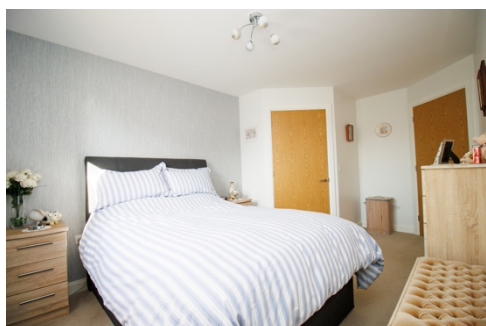
4.03m x 2.81m (13'3" x 9'3")

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.



OUTSIDE:

Communal gardens with allocated parking space.



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.