



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



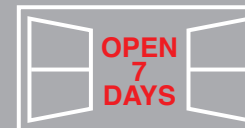
Proprietors: **David Mansfield ATTON** FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992



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DMA

ESTATE
AGENTS



15 CHAPEL COURT, WEST AVENUE, FILEY YO14 9AB



Leasehold £80,000

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 late 1980's.
- * Upvc double glazing.
- * Lift to all floors.
- * Laundrette and communal Resident's 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.

Stairs and Lift to

FIRST FLOOR:

Own Door to:

Entrance Hall. Lounge. Kitchenette. Bedroom. Shower Room.

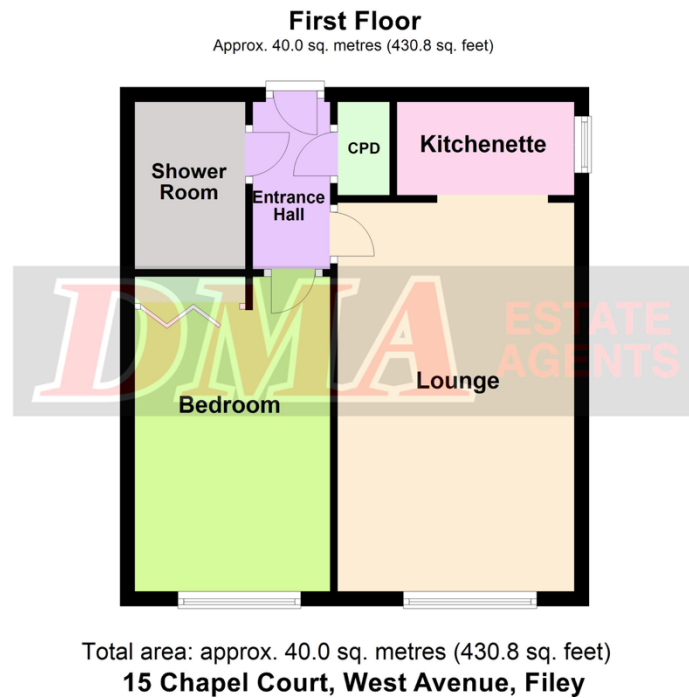
OUTSIDE:

Communal gardens. Parking to the rear (*subject to availability*)

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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15 CHAPEL COURT, WEST AVENUE, FILEY

FLOOR PLAN:



Front Door via Security Intercom System to:

COMMUNAL ENTRANCE FOYER

COMMUNAL RESIDENTS' LOUNGE

Stairs and Lift to FIRST FLOOR:

Own Door to ENTRANCE HALL

Large coats cupboard housing the hot water cylinder.

LOUNGE
5.31m x 1.83m (17'5" x 10'7")

Electric fire. Electric night storage heater. Wall lights. Upvc double glazed window.



/ continued over

Archway to:

KITCHENETTE

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Electric cooker point. Extractor fan. Upvc double glazed window.



SHOWER ROOM

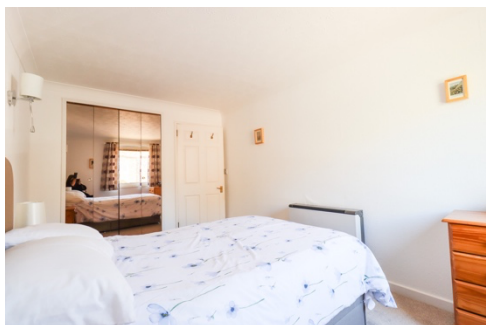
Enclosed shower cubicle with 'Mira Sport' electric shower, handbasin and wc. Extractor fan. Tiled walls.



BEDROOM

4.29m x 2.67m (14'1" x 8'9")

Built-in wardrobes with mirror doors. Electric night storage heater. Upvc double glazed window.



OUTSIDE:

Communal gardens. Possible parking space (subject to availability).

TENURE

Leasehold:	Ground Rent:	Approx £437.00 per annum
	Service Charge:	Approx £3,042.00 per annum
	Due September and March each year.	

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