



## Belle Vue Court, Filey

- Third Floor Flat
- Bay Window Lounge
- EPC - C
- Two Double Bedrooms
- Separate Refurbishment Opportunity
- Sea Views
- No Onward Chain

**Guide Price £230,000**

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# Belle Vue Court, Filey

## DESCRIPTION

Offered to the market is this two double bedroom apartment on the third floor which provides a fantastic opportunity for those seeking a coastal lifestyle with the added benefit of a unique space that can be adapted to various uses. The property is conveniently located only a stones throw away from the beach and a short walk away from the town centre which offers a range of amenities including restaurants, public houses, supermarket, bus and railway station.

The apartment features a modern kitchen with integrated fridge freezer, washing machine, dishwasher, gas hob, electric oven and centre island and two spacious double bedrooms. Both bedrooms are designed to provide comfort and a peaceful atmosphere, with ample space for furnishings and storage. Natural light floods in through the double glazed sash windows, creating a bright and airy ambience.

The bay window lounge is a welcoming space where residents can relax and entertain. The room is thoughtfully designed to make the most of the sea views, with large double glazed sash windows enhancing the connection to the coastal surroundings including views towards Flamborough Lighthouse and Filey Brigg. The living area provides ample room for seating, dining, and other furnishings.

The property includes a well-appointed bathroom with contemporary fixtures and fittings.

The property has UPVC double glazed windows throughout and gas central heating.

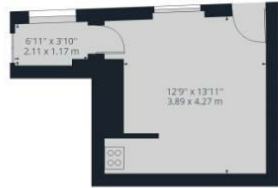
The vendor has informed us that the property is Leasehold with a yearly service charge of £500.

A unique feature of this apartment is the separate boiler room which is located on the ground floor and could serve a variety of purposes. It offers an exciting opportunity for potential conversion into a studio flat, an office, a hobby room, or even a guest suite. The versatility of this room opens up various possibilities for customization to suit your needs.

The apartment also offers a private store room situated in the communal areas and just next to the original boiler room







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

929.92 ft<sup>2</sup>  
86.39 m<sup>2</sup>

Reduced headroom

5.27 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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