



**Royal Crescent Court, Filey**

YO14 9JH

**Guide Price £140,000**



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# Royal Crescent Court, Filey

## DESCRIPTION

Hunters are delighted to bring to the market this spacious, ground floor, one-bedroom apartment. Located in the sought after Grade 2 listed, Royal Crescent Court on The Crescent in Filey this property would make a perfect full time residence or second home.

In brief this charming abode comprises of; Entrance hall with two large storage cupboards, double bedroom, spacious lounge with bay window, shower room benefiting from low flush WC, wash hand basin with vanity and a walk in shower cubicle. The kitchen offers integrated oven, hob, wine rack and breakfast bar, leading from the kitchen you find a second reception room ideal as a study or dining space.

This property is well situated for an array of local amenities and activities including; The Beach, The Crescent Gardens, train station, supermarkets, several cafes, pubs and eateries.

This home is not one to miss, call the office now for more information!

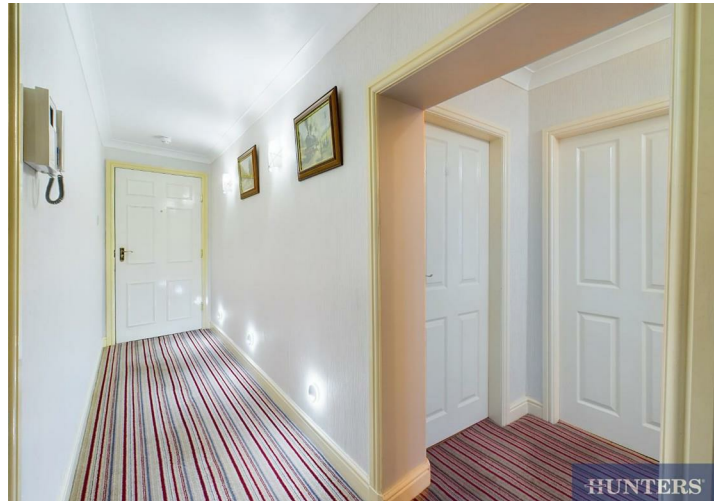
Tenure Type; Freehold

Annual Service Charge Amount; Approx. £4,823.28

Council Tax Banding; A

\*Grade 2 listed building \*

\*We believe that there is a restriction whereby you cannot holiday let the property, but understand that pets and AST is allowed \*













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

842.25 ft<sup>2</sup>

78.25 m<sup>2</sup>

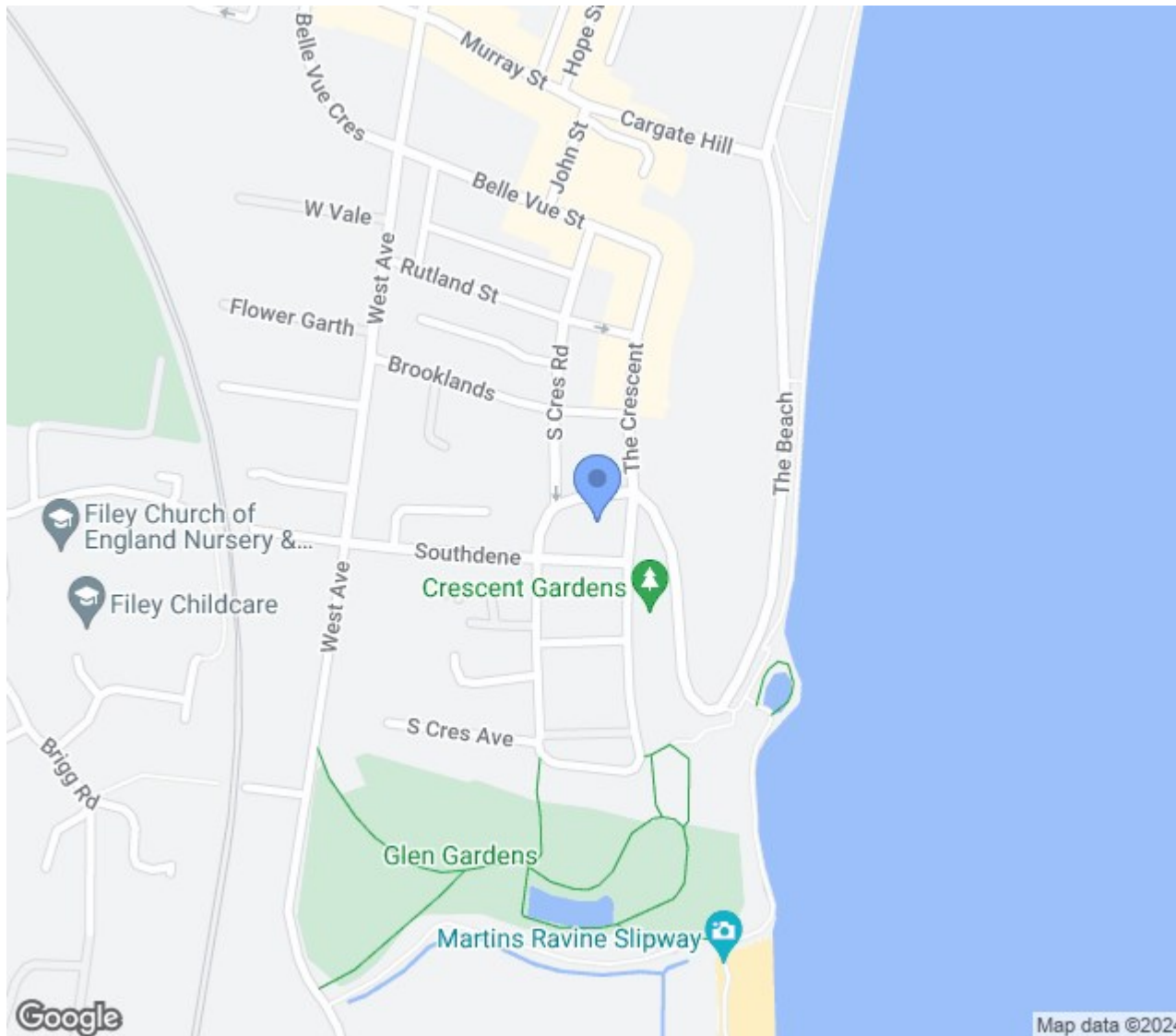
Excluding balconies and terraces

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

GIRAFFE360

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.





## 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.

### 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.

**7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)**

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## ROYAL CRESCENT COURT

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