



The Beach, Filey

- Second Floor Flat
- One Bedroom
- Private Entrance To The Rear With Balcony
- No Onward Chain
- Communal Gardens
- EPC Grade E

Offers Over £135,000

Tenure: Leasehold

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The Beach, Filey

DESCRIPTION

Offered to the market is this second floor apartment located in the sought after location on Filey beach. The property is conveniently located within close proximity of the town centre and access to regular transport links, as well as a wide array of amenities including independent shops, multiple eateries, a supermarket, two chemists and local schools, as well as being situated on Filey bay for scenic and coastal walks.

The rear entrance to the flat is accessed via a private balcony which leads into the open plan kitchen/lounge/dining room. The kitchen comprises modern wall and base units with electric oven and hob, integrated fridge and washing machine.

The bedroom provides a built in wardrobe and the bathroom comprises a three piece suite with 'p' shaped bath, sink and low level WC.

Externally the property provides communal gardens offering a tranquil escape from the hustle and bustle.

Overall, this one bedroom second floor flat with communal gardens and a private entrance to the rear with a balcony offers a harmonious blend of comfort, convenience, and natural beauty, providing an ideal setting for modern living.

Tenure Type; Leasehold

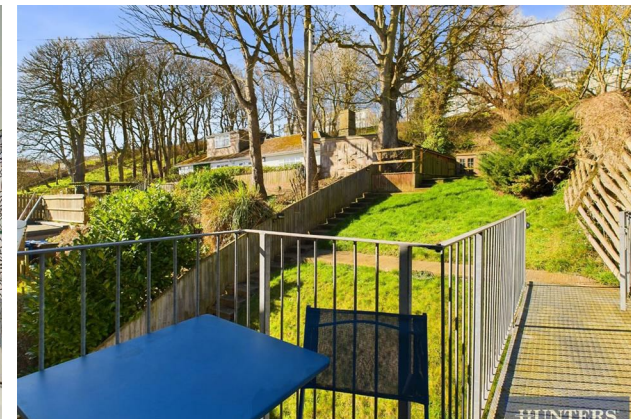
Leasehold Years remaining on lease; 986

Leasehold Annual Service Charge Amount £720.00

Leasehold Ground Rent Amount; £0.00

Council Tax Banding; A

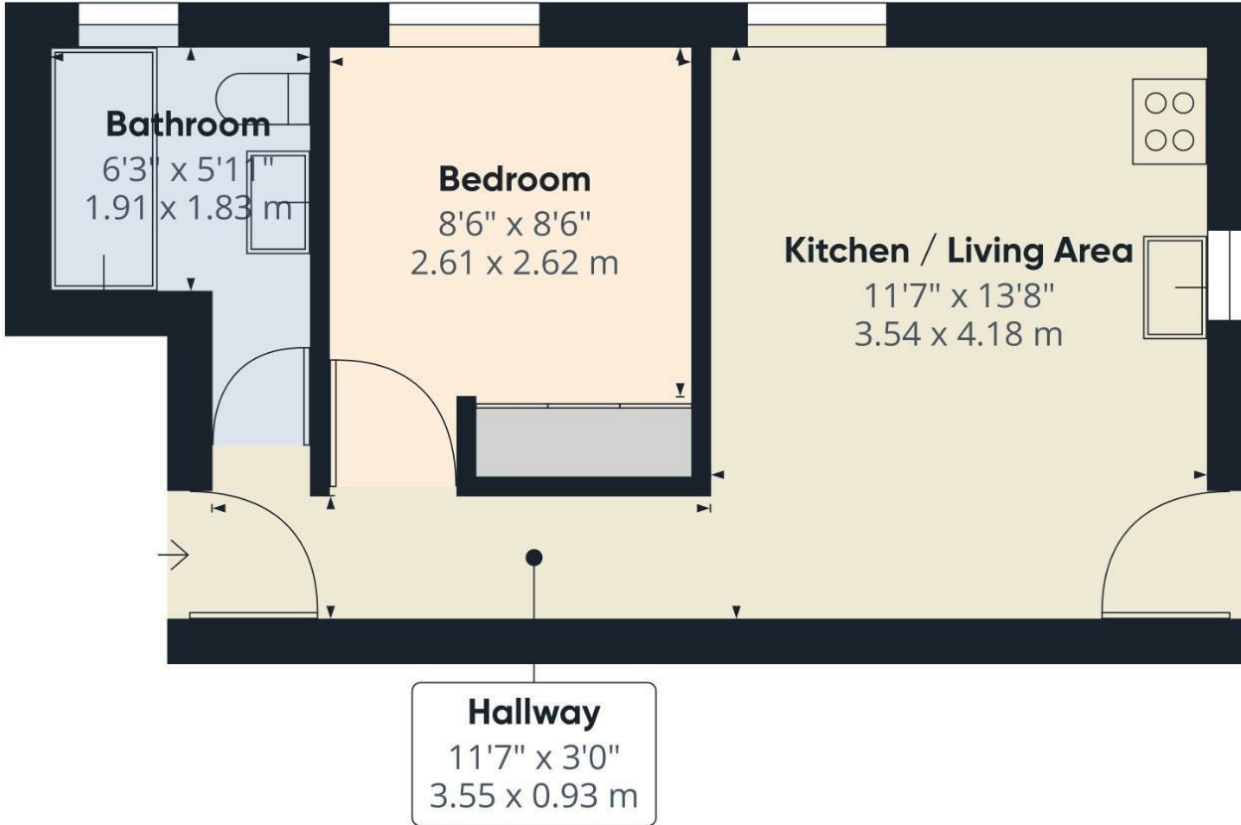
We believe there are no restrictions in relation to pets, holiday lets or AST.



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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		50	
		81	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



Approximate total area[®]
335.02 ft²
31.12 m²

(1) 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.

GIRAFFE 360

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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

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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