



## Rutland Street, Filey

- Second Floor Flat
- Central Location
- Two Bedrooms
- Ideal Investment Opportunity
- Stunning Interior
- EPC Grade - E

**Guide Price £135,000**

**Tenure: Leasehold**

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# Rutland Street, Filey

## DESCRIPTION

Nestled in the heart of the picturesque seaside town of Filey, this stunning second-floor flat offers the perfect blend of coastal charm and modern luxury. Boasting two spacious bedrooms, it's an ideal retreat for a family getaway or a cosy holiday let. The property provides easy access to the town's array of shops, restaurants, and attractions. With its stunning interior and prime location, this flat presents an exceptional opportunity for those seeking a perfect holiday home, lucrative holiday let or a stunning home to live in all year round in this idyllic coastal destination.

Upon entering, you are greeted by a bright and airy open-plan lounge and kitchen area, seamlessly designed to maximize both space and style. Large windows flood the room with natural light, illuminating the contemporary furnishings and elegant decor. The lounge invites relaxation with its plush seating and tasteful accents, creating an inviting atmosphere for unwinding after a day of exploring the town's sandy beaches and charming streets.

The fully equipped kitchen is a chef's dream, featuring ample storage space and appliances which make meal preparation a breeze. Whether whipping up a quick breakfast before heading out for the day or enjoying a leisurely dinner with loved ones, this well-appointed kitchen caters to all culinary needs.

The two bedrooms offer comfortable retreats for a restful night's sleep, each tastefully decorated and furnished with cosy bedding and ample storage. A modern bathroom completes the accommodation, featuring contemporary fixtures, refreshing shower and underfloor heating, providing a sanctuary for relaxation and rejuvenation.

Call us now to arrange your viewing!

Tenure Type; Leasehold

Leasehold Years remaining on lease; 181

Leasehold Annual Service Charge Amount £800.00

Leasehold Ground Rent Amount; £50.00

Council Tax Banding; A

\*We don't believe there are any restrictions regarding pets, holiday lets or AST.



