



Royal Crescent Court, The Crescent, Filey

- Top Floor Flat
- Centre Location
- Two Bedrooms
- Private Entrance
- Stunning Interior
- EPC Grade - Exempt

Guide Price £165,000

Tenure: Freehold



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DESCRIPTION

Step into luxury with this extensively renovated 2-bedroom top floor flat located in the prominent Royal Crescent Court, Filey. Situated in the heart of Filey Royal Crescent Court is a grade 2 listed building. Boasting breathtaking views and a prime location just 2 minutes from the beach and 5 minutes from the town centre, this property offers an ideal location for those seeking both convenience and tranquillity.

The living room offers the ideal space to relax and entertain guests, it has a large window with views over Crescent Gardens to the brigg and plenty of natural light, a period fireplace and storage cupboard. There are two spacious well appointed bedrooms offering ample space for a family or guests to stay over. The luxury bathroom designed for ultimate relaxation with a modern suite including freestanding bath. Finally the kitchen offers integrated appliances and can comfortably accommodate dining. Royal Crescent Court also offers residents communal storage and laundry facilities in the basement.

The property is freehold. The current annual charges are £3720 covering ground rent, service charge and reserve fund for building improvements (this covers painting the building every 5 years and in recent years funded a new fire escape and replacement boilers for the central background heating).

Pets and AST are allowed, but holiday letting is not permitted.

Whether you are looking for a new home or the ideal holiday retreat, this flat is sure to capture your heart. Don't miss out on the opportunity to own a piece of this beautiful coastal town.

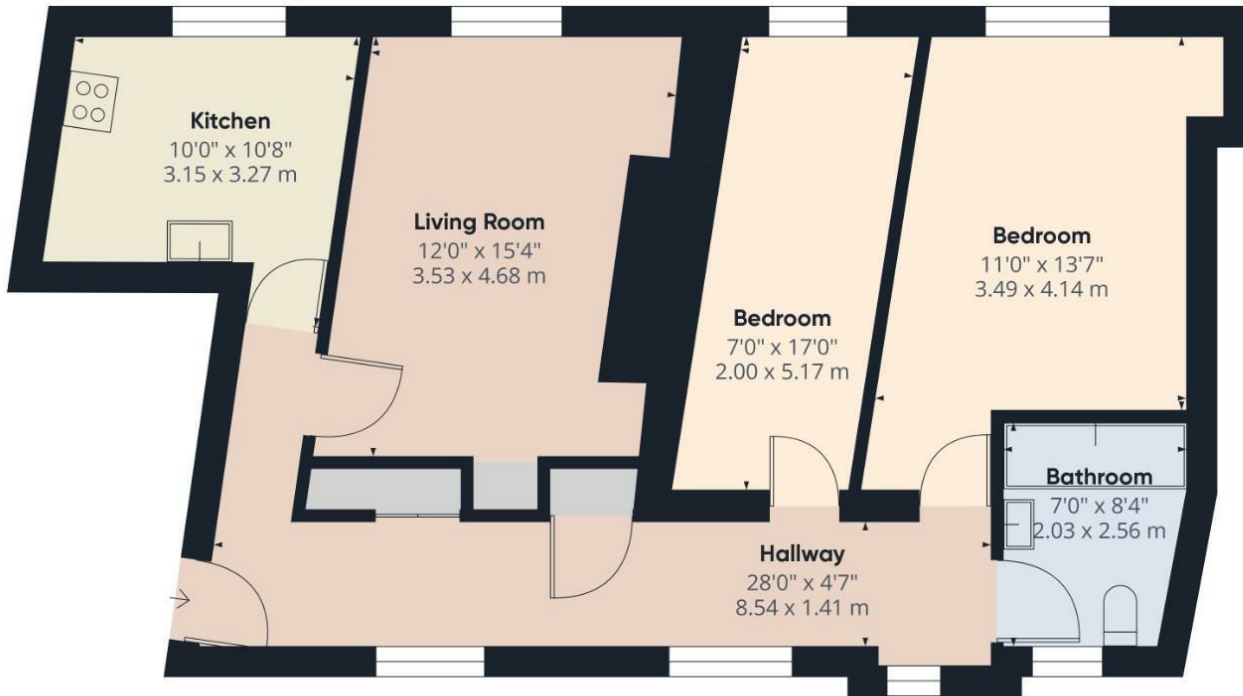


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Council Tax: A

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.



Approximate total area⁽¹⁾
777.58 ft²
72.24 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

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

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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