



Belle Vue Court, Town Hall Gardens, Filey

- Second Floor Flat
- Sea Views
- Central Location
- Two Bedrooms
- Lift Access
- EPC Grade - C

Guide Price £190,000

Tenure: Leasehold

HUNTERS®

HERE TO GET *you* THERE

Belle Vue Court, Town Hall Gardens, Filey

DESCRIPTION

Welcome to Belle Vue Court within the charming Town Hall Gardens in Filey!

Key Features:

- Bright and Airy Reception Room: Perfect for relaxation or entertaining, offering stunning sea views from Filey Brigg to Flamborough Head
- Two Spacious Bedrooms: Ideal for a small family or guests, providing ample space and comfort
- Well-Proportioned Shower Room: Designed for convenience with modern fittings
- Well-Equipped Kitchen: Features all necessary amenities for a seamless cooking experience
- Additional Storage: Includes a storage room in the basement area

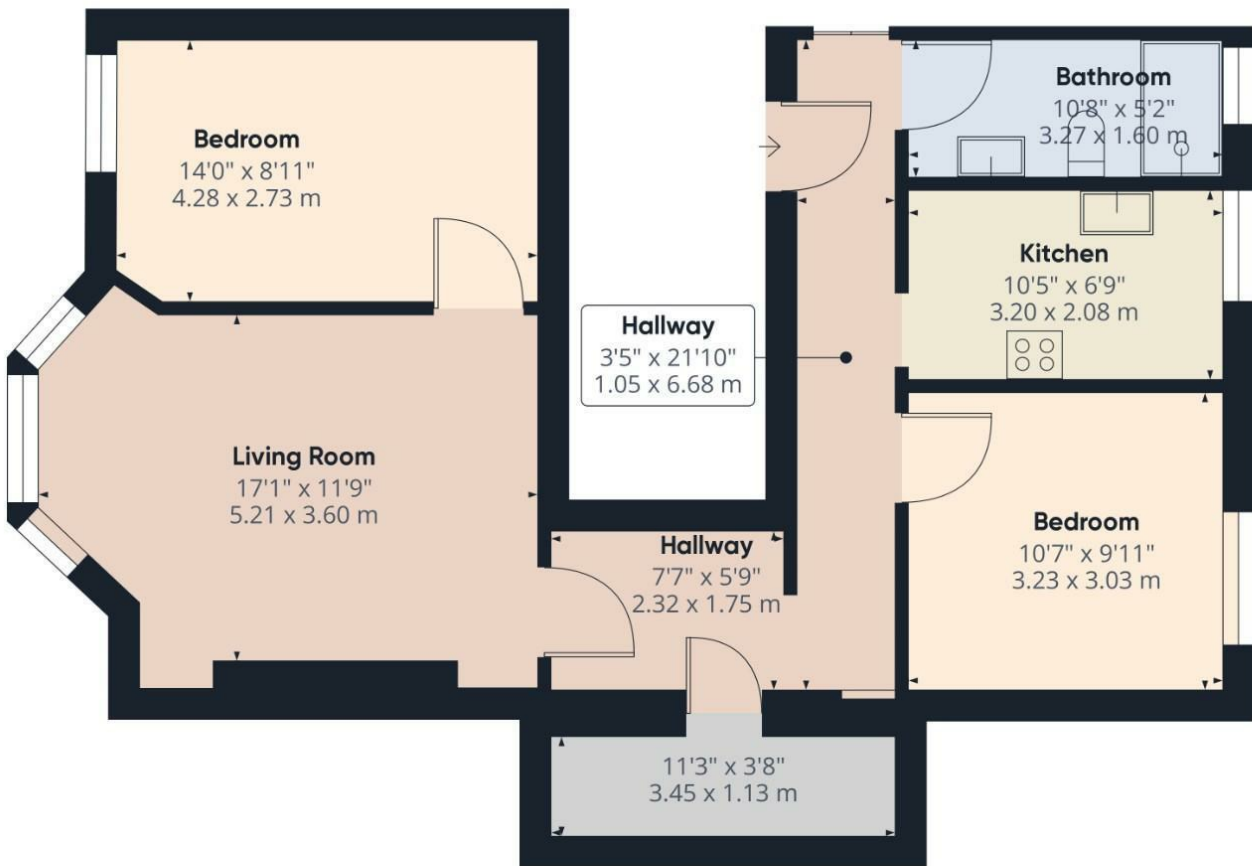
Additional Benefits:

- Optional Fully Furnished Purchase: Move in seamlessly with the option to purchase this recently refurbished flat fully furnished.

We believe the property be leasehold with 89 years left on the lease and an annual service charge of approximately £500 (including ground rent), this is subject to change dependent upon the work schedule for that year. We understand that AST and pets are allowed but holiday lets are not permitted.

Don't miss out on the opportunity to make this flat your new home! Contact us today to arrange a viewing.





Approximate total area⁽¹⁾
728 ft²
67.63 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

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
		73	81
England & Wales	EU Directive 2002/91/EC		England & Wales
			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

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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