



Melville Terrace, Filey

- Second Floor Flat
- Central Location
- Two Bedrooms
- Perfect Investment Opportunity
- No Onward Chain
- EPC Grade - D

Offers Over £95,000

Tenure: Freehold

HUNTERS[®]
HERE TO GET *you* THERE

Melville Terrace, Filey

DESCRIPTION

Offered to the market is this two bedroom, second floor apartment located in the highly sought after Filey town centre, and less than 5 minutes walk to beautiful Filey beach. Being within close proximity of the town centre, you have 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 within close proximity to Filey bay for scenic and coastal walks. Situated in a prime location, this flat offers not just a place to live, but a lifestyle.

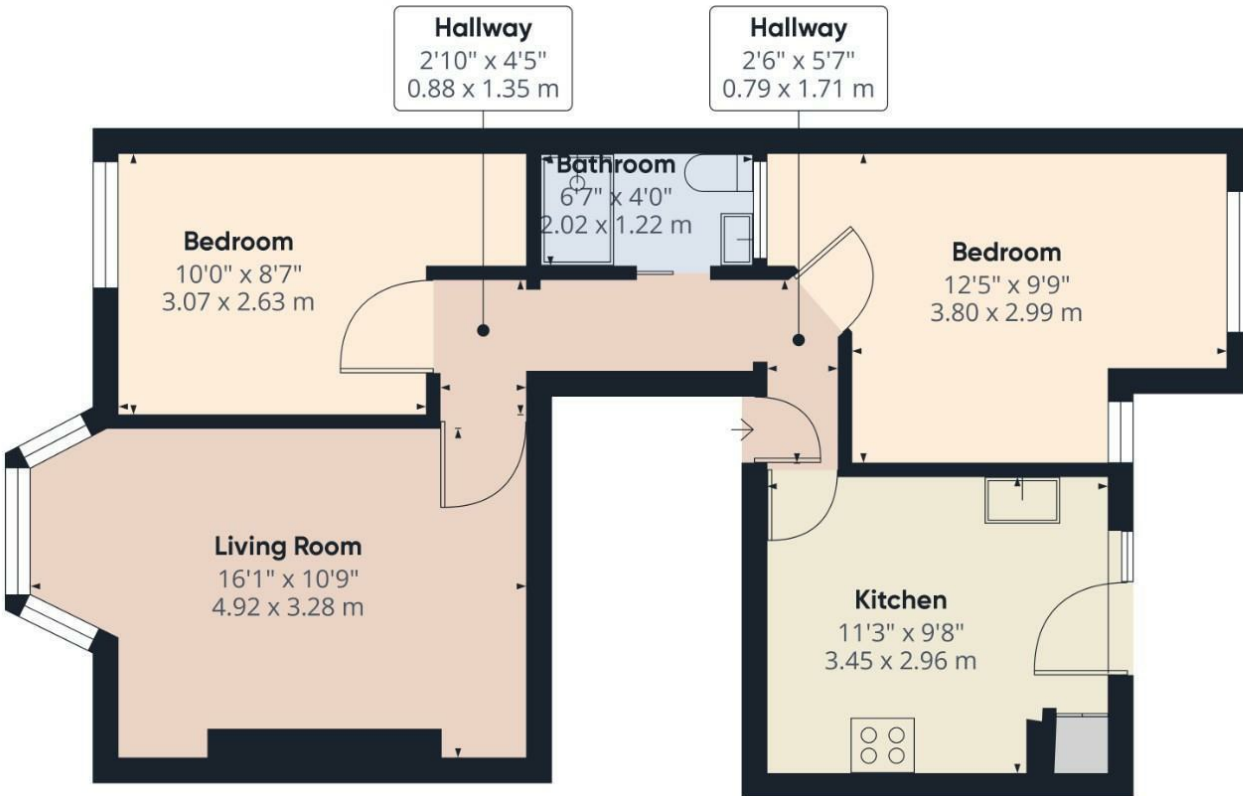
The property comprises; entrance hall, spacious kitchen with wall and base units, integrated dishwasher, electric hob and oven, plumbing for a washing machine and space for a fridge/freezer. There is a light and airy living room to the front aspect with a sea view to the side, along with two double bedrooms and a family shower room.

The property is freehold with a deed of covenant which sets out the responsibilities of the managing agent and arrangements for allocation of communal costs including buildings insurance, communal electricity and repair and maintenance of common parts. We believe the previous year's service charge was approximately £555p.a.

The property has electric storage heaters, but there is gas supply to the building.

Don't miss out on the opportunity to make this flat your own. With its inviting atmosphere and convenient layout, it is sure to appeal to those seeking a comfortable living space in Filey. Contact us today to arrange a viewing and take the first step towards making this property your new home.





Approximate total area[®]
 563.38 ft²
 52.34 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
		84			
		64			
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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Tel: 01723 338958 Email:

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