



## Brooklands, Filey

- Second Floor Apartment
- Central Location
- Investment Opportunity

- Two Bedrooms
- Refurbished
- EPC - C

**Offers Around £170,000**



**Tenure: Leasehold -  
Share of Freehold**

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# Brooklands, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this refurbished two bedroom second floor apartment situated just a short stroll from the picturesque beach and vibrant town centre, this beautiful property offers the perfect coastal retreat.

As you enter the property you are greeted by the heart of the home, the open-plan kitchen, living, and dining area, a bright and airy space that benefits from two large windows, filling the room with natural light. The modern kitchen is fully equipped with sleek appliances, blending seamlessly into the dining and living spaces, perfect for everyday living or entertaining. There are two well proportioned bedrooms, offering peaceful retreats with plenty of room for storage. The apartment also features a contemporary family bathroom, finished to a high standard with modern fixtures and fittings and a recently installed HIVE system allowing remote control of the heating.

With its unbeatable location and stylish refurbishment, this apartment offers a fantastic opportunity for anyone seeking a coastal home or holiday retreat in the heart of Filey.

We have been informed by the vendors that the property is Leasehold with a share of the Freehold with approximately 996 years left on the lease. We are also informed there is currently an annual service charge of approximately £900.00. We don't believe there are any restrictions relating to pets, AST or holiday lets.

Call the office today to arrange your viewing!



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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.

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

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

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**Bedroom**  
12'7" x 10'5"  
3.85 x 3.19 m

**Kitchen / Living Area**  
15'1" x 14'11"  
4.61 x 4.55 m

**Bathroom**  
7'10" x 5'6"  
2.40 x 1.70 m

**Hallway**  
10'9" x 5'6"  
3.28 x 1.68 m

**Bedroom**  
14'4" x 6'2"  
4.38 x 1.90 m

Approximate total area<sup>®</sup>  
531.2 ft<sup>2</sup>  
49.35 m<sup>2</sup>

(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.

GIRAFFE360

### 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:

filey@hunters.com <https://www.hunters.com>

