



Victoria Avenue, Filey

- First Floor Apartment
- Recently Renovated
- Central Location

- Two Bedroom
- Modern Interior
- EPC - C

Offers Over £100,000

Tenure: Leasehold

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Victoria Avenue, Filey

DESCRIPTION

Offered to the market is this recently renovated two bedroom first-floor apartment, ideally located just a short walk away from Filey's town centre. This stylish property offers a perfect blend of convenience and modern living, making it an excellent choice for a coastal home or holiday retreat by the seaside.

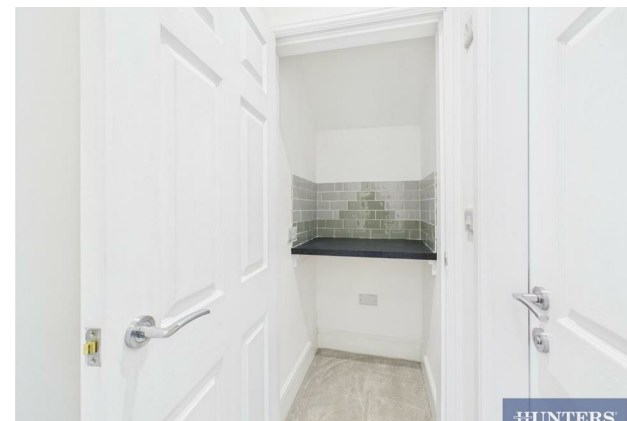
As you step inside, you are welcomed by a bright hallway leading to the heart of the home. The open-plan kitchen, living, and dining area is a spacious and light-filled space, enhanced by dual-aspect windows that allow plenty of natural light to stream in. The living area also features an electric fire, adding a cosy and inviting touch. The contemporary kitchen is fully equipped with integrated appliances, including an oven and hob with space for a washing machine, and seamlessly blends with the living areas, making it ideal for everyday living and entertaining.

The apartment also boasts two bedrooms and a modern three-piece shower room.

With its convenient location near the town centre and impressive refurbishment, this apartment presents an outstanding opportunity for anyone seeking stylish and comfortable living in the heart of Filey.

The sellers have advised the property is leasehold but has the benefit of owning the freehold of the full building. There is 950 years remaining on the lease and an annual service charge of £480 and a ground rent of £5. We have also been advised there are no restrictions with pets, AST or holiday lets.

Call the office today to arrange your viewing!



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	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>70</p>		<p>76</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

Approximate total area⁽¹⁾
466.95 ft²
43.38 m²

2'10" x 2'10"
0.89 x 0.88 m

Bathroom
4'10" x 5'10"
1.48 x 1.80 m

Hallway
7'5" x 2'9"
2.28 x 0.84 m

Kitchen/ Living Room
11'11" x 16'7"
3.63 x 5.07 m

Bedroom
10'11" x 7'0"
3.34 x 2.16 m

Bedroom
10'10" x 7'0"
3.31 x 2.16 m

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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