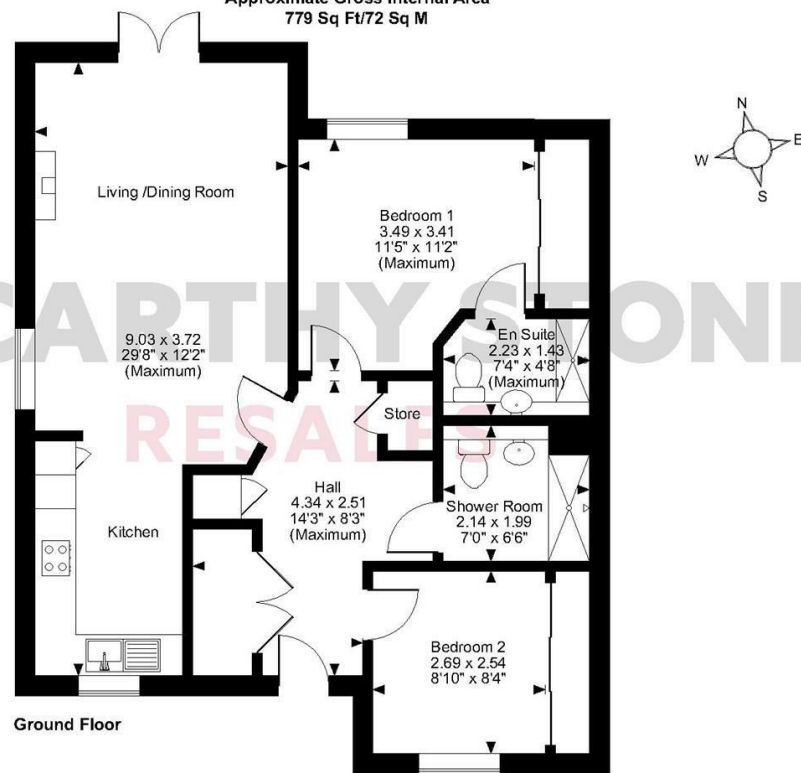


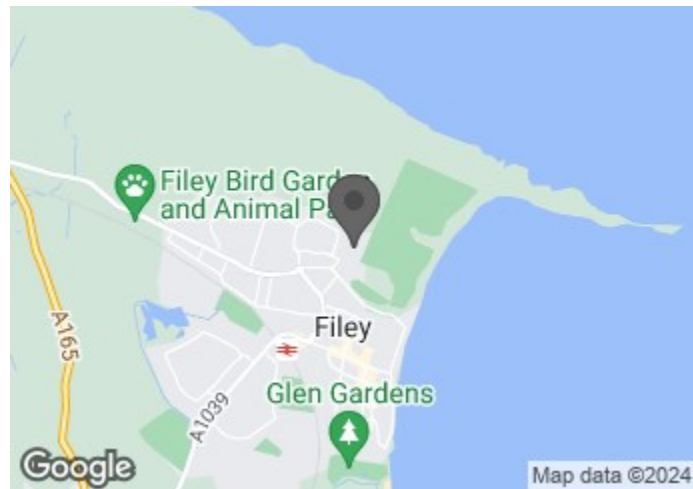
Chantry Gardens, Filey
Approximate Gross Internal Area
779 Sq Ft/72 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8616572/MSS

COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

McCARTHY STONE
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

McCARTHY STONE
RESALES

18 CHANTRY GARDENS
CHURCH CLIFF DRIVE, FILEY, YO14 9FB



****Viewings Highly Recommended**** A BEAUTIFUL TWO BEDROOM FREEHOLD RETIREMENT BUNGALOW IN THE EXCLUSIVE CHANTRY GARDENS GATED DEVELOPMENT in Filey. This property includes a private garden and driveway.

ASKING PRICE £335,500 FREEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

CHANTRY GARDENS, FILEY

2 BED | £335,500

SUMMARY

The development comprises 20 freehold bungalows and the Brigg Court apartments, as well as landscaped communal gardens. Within Brigg Court is a Homeowners' Lounge, which affords the opportunity for bungalow owners to partake in the social activities taking place within the community. There is a guest suite within Brigg Court for visitors who wish to stay (additional charges apply).

LOCAL AREA

Home to miles of magnificent beaches, glorious gardens and the famous Filey Brigg - a narrow rock peninsula - Filey is the perfect place to enjoy the outdoors. Take a short stroll through the award-winning Crescent Gardens, where you can listen to brass band concerts from the bandstand with unrivalled views across the bay. Enjoy a spot of bird watching from the Brigg or perhaps even have a go at hang-gliding! Build sandcastles with the little ones and take a snooze in a deck chair at Filey seafront.

If you're a keen golfer or fancy taking up a new hobby, Filey Golf Club - with an 18-hole course as well as a 9-hole short course that's perfect for beginners. Closely located is the beautiful Filey Brigg Country Park. A tranquil fishing town it may be, but that doesn't mean there's nothing happening. Filey hosts a wide range of musical events, from jazz and blues performances at the concert hall to the annual Filey Steampunk event. Slow your pace of life

and enjoy all that this serene coastal town has to offer.

ENTRANCE HALL

Front door with spy hole leads to the large entrance hall. From the hallway there's a walk-in utility cupboard with washer/dryer and gas combi boiler. Two further storage cupboards, smoke detectors and doors leading to living room/diner, bedrooms and bathroom.

LOUNGE

A bright and spacious dual aspect open plan living room, double glazed doors lead to a patio area, with your own garden. The kitchen boasts a window to the front. Telephone & TV point.

KITCHEN

The open plan kitchen fitted with a range of modern and high quality wall and base units with worktop and up stand. Integrated fridge/freezer, slimline dishwasher, electric 'Bosch' waist level oven & hob, built in canopy extractor. Sink with lever tap and window above. Ceiling down-lights, Ceramic floor tiling.

BEDROOM 1

Bright and airy room with a large window, overlooking the private garden, and a built in wardrobe. TV & phone points.

ENSUITE

Fully fitted suite consisting of contemporary white hand basin with vanity unit with mirror over and shaver socket. Large shower cubicle and WC. Fully tiled shower and half height tiling elsewhere. Large chrome heated towel rail. Ceramic floor tiles. Ceiling down-lights.

BEDROOM 2

Spacious double room with large window and built in wardrobe

SHOWER ROOM

Situated off the hallway so perfect for guests, fully fitted suite comprising of a walk in shower, hand basin with vanity unit and mirror over. WC. Chrome heated towel rail. Ceiling down lights.

OUTSIDE

Automatic electric gates provide access to the shared, private road leading to the bungalow with its own private driveway at the front of the property. To the rear is a private, fenced garden with uninterrupted views towards the cliff tops and the Cleveland Way footpath.

SERVICE CHARGE

Service Charge includes -
Cleaning and general maintenance of the private roadways
Street lighting
Mowing of front lawns
Window cleaning
A contribution to communal garden maintenance
A contingency fund for the freehold bungalows
24 call system, House Manager

The service charge is £1,754.04 per annum for financial year end February 2025. The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, exterior property maintenance and gardening. Find out more about service charges please contact your property consultant or House Manager.

ADDITIONAL INFORMATION AND SERVICES

- Ultrafast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

