



55 West Avenue, Filey YO14 9AX  
Offers In Excess Of £110,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- WELL PRESENTED SECOND FLOOR APARTMENT
- LEASEHOLD WITH LONG LEASE 990 YRS REMAINING
- TWO BEDROOMS
- MODERN KITCHEN, BATHROOM AND DECOR
- OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN
- IDEAL FIRST TIME BUY, SECOND HOME OR INVESTMENT

+++ CPH are pleased to offer to the market this well presented Second floor TWO BEDROOM, LEASEHOLD apartment located in the Heart of Filey's town centre, OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN +++

The property is well situated for all amenities including the shops and beach access areas. Other features include gas central heating, uPVC double glazing, modern style kitchen and bathroom. Forming part of a building with 2 other apartments. The property is presented with a neutral scheme of decor throughout and benefits from generous proportions. For sale with vacant possession and no onward chain. The property suit appeal to variety of purchasers including landlords and first time buyers or those wanting a second home by the Sea.



Filey is an ideal coastal location for families or anyone looking for a fine stretch of good sand for walks from the rocky peninsula of Filey Brigg in the north down to Bempton, home to an RSPB reserve. The property itself lies within close range of a variety of amenities including a supermarket, eateries, local shops, Train/Bus station and much more.

EARLY INTERNAL VIEWING cannot be recommended highly enough. To arrange a viewing, please contact CPH today on 01723352235 or visit our website [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



## Accommodation

### Entrance

Front door provides access into a communal hallway with stairs upto the second floor.

### Apartment Entrance Hall

With door off to all rooms

### Lounge/ Diner Kitchen (Open Plan)

16'4" x 15'5" into bay

### Bedroom One

11'9" x 9'2"

### Bedroom Two

8'2" x 8'2"

### Bathroom

### Tenure

We are informed the property is Leasehold and a long lease of 999 years which commenced on the 31st March 2015 therefore approx 990 years remaining. There is a Freeholder but no ground rent is currently payable.

### Council Tax and EPC

Council Tax band- A

EPC -72c

### Details Prepared by/ Date

GV 12/08/24



Interested? Get in touch:

19 St.Thomas Street,  
Scarborough YO11 1DY

t. 01723 352235

e. sales@cphproperty.co.uk

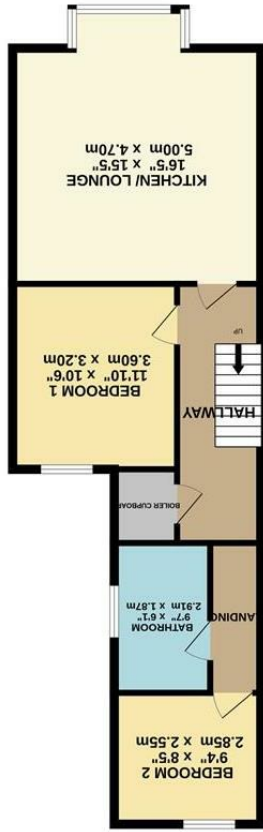
www.cphproperty.co.uk

**CPH**

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



Maple Energy Intelligence has been made to ensure the accuracy of the boiler records here. Measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or mis-statements. This data for boiler purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Mapbox, ©2024



TOTAL FLOOR AREA: 655 sq.ft. (60.8 sq.m.) approx.

