



55 West Avenue, Filey - YO14 9AX

In Excess of £105,000

CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years



55 West Avenue

Filey, Filey

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

+++ 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.

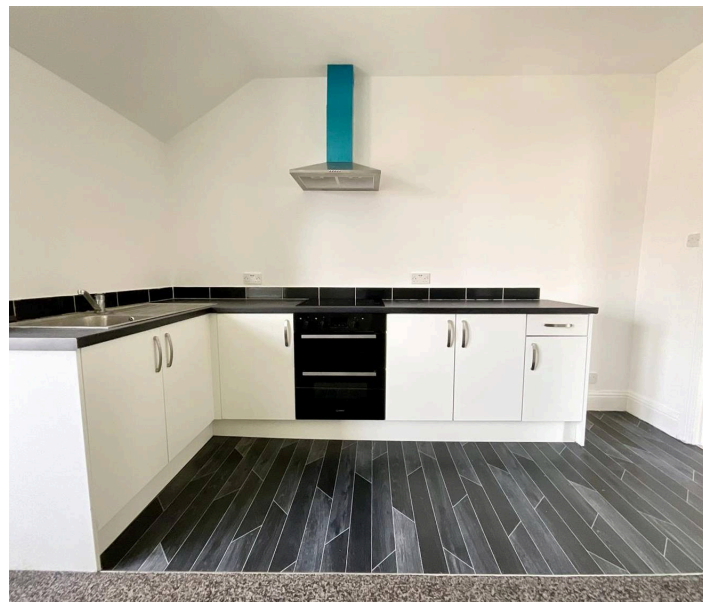
Other features include gas central heating, uPVC double glazing, modern style kitchen and bathroom.

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





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)

Dimensions: 5.0 x 4.7 into bay (16'4" x 15'5" into bay).

Bedroom One

Dimensions: 3.6 x 2.8 (11'9" x 9'2").

Bedroom Two

Dimensions: 2.5 x 2.5 (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

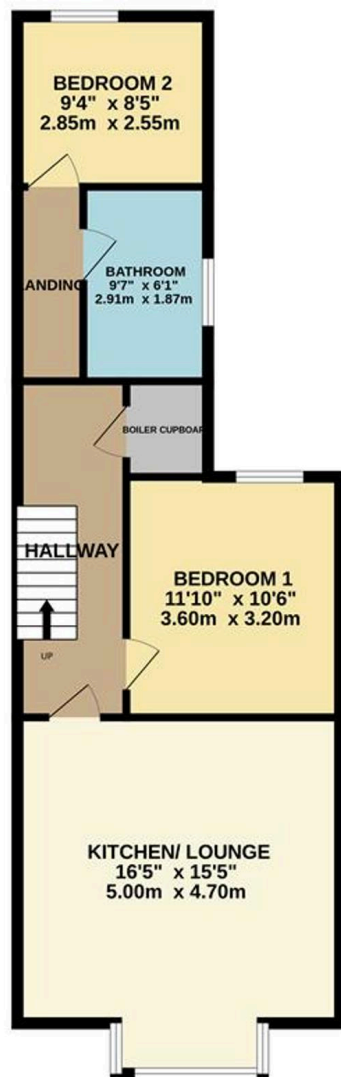
Council Tax band- A EPC -72c

Details Prepared by/ Date

GV 12/08/24



GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
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