

OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm



10 good reasons to choose DMA

- * *Open 7 days a week.*
- * *Filey's longest established family run independent estate agency.*
- * *Prompt efficient friendly service.*
- * *360° virtual tours and floor plans.*
- * *Free advertising: no sale - no charge.*
- * *Free no obligation market valuation.*
- * *Free accompanied viewing.*
- * *Dedicated sales progression.*
- * *Prominent town centre location.*
- * *Modern walk-round self selection display.*

RESIDENTIAL
SALES

DMA ESTATE
AGENTS

COMMERCIAL
SALES

Proprietors: **David Mansfield ATTON FNAEA.**
Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992



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APARTMENT 69, FILEY FIELDS COURT NORTH CLIFF DRIVE, FILEY YO14 9BX



Leasehold £135,000
(based on 75% of total freehold)

FEATURES

- * **Ideal for retirement.**
- * Two bedroom first floor apartment.
- * Purpose built for over 55s with excellent care package (enquire for more details).
- * These properties are sold on a shared ownership basis based on 75% of the full market value.
- * Gas central heating.
- * The building has a cafe, laundry room and hairdressers.
- * Double glazing.
- * Fitted kitchen.
- * Large shower room suitable for wheelchair use.
- * Parking.
- * **Sold with no onward chain.**
- * **EPC Rating: B.**
- * These apartments are usually sought after viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Entrance.

Lift and Stairs to:

FIRST FLOOR: Own Door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Shower Room.

OUTSIDE: Parking space.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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Floor Plan:

First Floor

Approx. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)

Please note this floorplan is a guide and not to scale.
Plan produced using PlanUp.

Appt 69, Filey Fields, North Cliff Drive, Filey

OUTSIDE:

Car parking space to the front.



TENURE

Leasehold:	Core Support:	approx. £175.00	per month
	Service Charge:	approx. £392.00	per month

Council Tax Band **B.**

DIRECTIONS:

From the DMA office follow the Scarborough road out of Filey. Take the third turning on the right onto North Cliff Drive. Turn immediately right into the Filey Fields Court carpark.

Front Door to COMMUNAL ENTRANCE FOYER

Security Intercom System to HALL

Lift and Stairs to:

FIRST FLOOR:

Own Door to:

ENTRANCE HALL

Deep built-in cupboard. Electric heater.



LOUNGE
3.37m x 3.78m (11'1" x 12'5")

Electric heater. **Upvc double glazed window with pleasant views.**

Viewing strictly by appointment only through DMA Estate Agents

/ continued over



Open to:

KITCHEN

2.92m x 3.32m narrowing to 2.15m
(9'7" x 10'11" narrowing to 7'1")

Inset stainless steel sink, vegetable sink and drainer. Good range of modern base cupboards with worktops over. Matching wall cupboards. Provision for 'fridge / freezer. Built-in oven. Electric hob with stainless steel extractor hood over. Inset spotlights.



BEDROOM ONE

2.94m x 4.29m (9'8 x 14'1")

Electric heater. Upvc double glazed window with pleasant views.



JACK AND JILL WET ROOM

2.54m x 2.26m (8'4" x 7'5")

Walk-in shower with mixer shower and screen. Handbasin and wc. Inset spotlights. Extractor fan. Tall ladder radiator. Upvc double glazed window.

BEDROOM TWO

3.45m x 2.33m (11'4" x 7'8")

Electric heater. Upvc double glazed window.

