

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

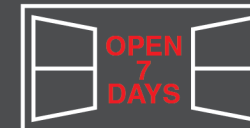
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These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

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APARTMENT 21, FILEY FIELDS COURT NORTH CLIFF DRIVE, FILEY YO14 9BX



Leasehold £85,000

(based on 50% of total freehold – option to buy 75%)

FEATURES

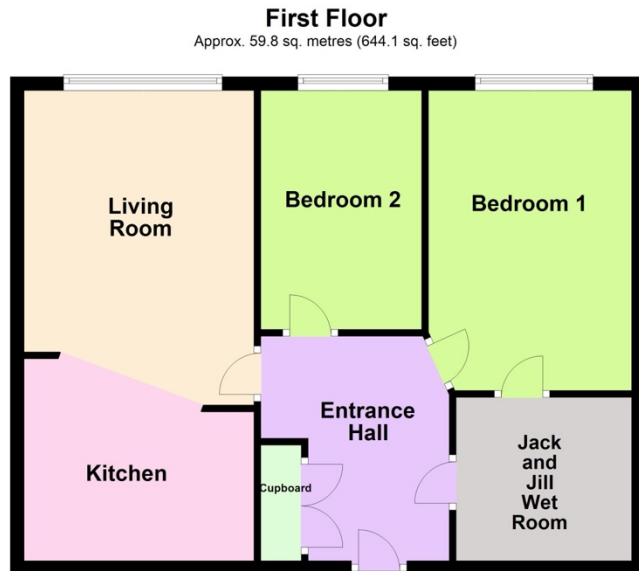
- * Ideal for retirement.
- * Two bedroom ground floor apartment.
- * Purpose built for over 55s with excellent care package (enquire for more details).
- * These properties are sold on a shared ownership basis based on 50% of the full market value.
- * Gas central heating.
- * The building has a cafe, laundry room and hairdressers.
- * Double glazing.
- * Fitted kitchen.
- * Large shower room suitable for wheelchair use.
- * Parking.
- * **EPC Rating: B.**
- * These apartments are usually sought after viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Communal Entrance.
INTERNAL:	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
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



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.

Apartment 21 Filey Fields, North Cliff Drive, Filey

Front Door to COMMUNAL ENTRANCE FOYER

Security Intercom System to ENTRANCE HALL

Own Door to:

ENTRANCE HALL

Deep built-in cupboard. Radiator.



KITCHEN

2.87m x 3.04m narrowing to 2.13m
(9'5" x 10'10" narrowing to 7'0")

Inset stainless steel sink and drainer. Good range of modern base cupboards with worktops over. Matching wall cupboards. Provision for 'fridge / freezer. Provision for automatic washing machine. Built-in eye level oven. Electric hob with stainless steel extractor hood over. Inset spotlights. Cupboard housing gas central heating boiler.



Apartment 21, Filey Fields Court, North Cliff Drive, Filey - continued

Open to:

LOUNGE

3.32m x 3.65m widening to 4.72m
(10'11" x 12'11" widening to 15'6")

Radiator. *Upvc double glazed doors to patio area.*



BEDROOM ONE

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

Radiator. Upvc double glazed window.



JACK AND JILL WET ROOM

2.54m x 2.23m (8'4" x 7'4")

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")

Radiator. Upvc double glazed window.

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.

Viewing strictly by appointment only through DMA Estate Agents