



#### 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  
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ESTABLISHED 1992



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# DMA

ESTATE  
AGENTS



19 CHAPEL COURT, FILEY YO14 9AB



**Leasehold £89,950**

#### FEATURES

- \* One bedroom first floor apartment specially designed for retirement.
- \* Convenient for all Filey's town centre shops, doctors' surgery, bus and train stations.
- \* Built to a high standard by McCarthy and Stone in the late 1980's.
- \* Modern kitchen and shower room.
- \* Electric night storage heating.
- \* Upvc double glazing.
- \* Laundrette and communal residents lounge.
- \* Security telephone to the main entrance doors.
- \* Parking space (subject to availability).
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to main Communal Entrance Foyer.  
Resident's Lounge.

Stairs and Lift to all floors:

FIRST FLOOR: Own Front Door to Entrance Hall. Lounge. Kitchenette.  
Bedroom. Shower Room.

OUTSIDE: Communal gardens. Parking to the rear (subject to availability).

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
**[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)**



19 CHAPEL COURT, FILEY.

**Front Door via Security Intercom System to:**

**COMMUNAL ENTRANCE FOYER**

**COMMUNAL RESIDENT'S LOUNGE**

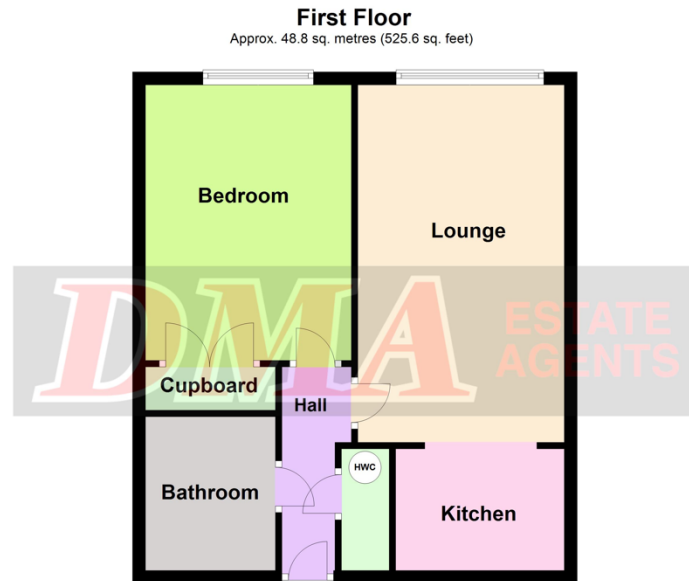
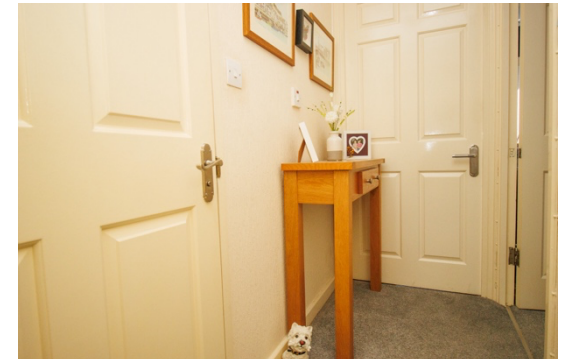
**Stairs and Lift To:**

**FIRST FLOOR**

**Own Door to**

**ENTRANCE HALL**

Fitted cupboard.



Total area: approx. 48.8 sq. metres (525.6 sq. feet)

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

**19 Chapel Court, West Avenue, Filey**



**LOUNGE**  
**5.53m x 3.20m (18'2" x 10'6")**

New electric fire and surround.  
Electric night storage heater. Upvc  
double glazed window.

/ continued over



### Archway to:

### KITCHENETTE

New kitchen comprising inset stainless steel sink and drainer. Base units with worktops over. Matching wall cupboards. Built-in oven. Electric hob with extractor hood above. Provision for tall 'fridge / freezer.



### BEDROOM

**4.27m x 2.67m** (14'0" x 10'6")

Fitted wardrobes with mirror doors. Electric night storage heater. Wall lights. Upvc double glazed window.



### SHOWER ROOM

Bath with electric shower over, handbasin and wc. Full tiled walls. 'Expelair' extractor fan. 'Dimplex' heater. Chrome towel radiator.



### OUTSIDE:

Communal gardens. Parking space (subject to availability).

### TENURE

Leasehold:	Service Charge:	approx. £3,042	per annum
	Ground Rent:	approx. £437	per annum

**Council Tax Band**      **B.**

### DIRECTIONS:

On foot from the DMA office, turn left along Belle Vue Street and turn right at the end onto West Avenue. Chapel Court is located on the left hand side on the corner of Station Avenue.

**Viewing strictly by appointment only through DMA Estate Agents**