



#### 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](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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.

# DMA

ESTATE  
AGENTS



**APARTMENT 7, THE LANDINGS**  
**7-8 THE BEACH, FILEY YO14 9LA**



**Leasehold £139,000**

#### FEATURES

- \* One bedroom second floor apartment.
- \* **Sold fully furnished.**
- \* Conveniently located on The Beach.
- \* **Glimpse of the sea from the lounge and bedroom.**
- \* Converted in 2016 to a very high standard.
- \* Upvc double glazing.
- \* Gas central heating.
- \* Communal laundry room.
- \* Modern kitchen and bathroom.
- \* Communal forecourt.
- \* **Sold with no onward chain.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Secure Front Door to Communal Entrance Hall.
Stairs to:	
SECOND FLOOR:	Own Door to Entrance Hall. Living Kitchen. Bedroom. Bathroom.
OUTSIDE:	Communal forecourt.

**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)



APARTMENT 7, THE LANDINGS, 7-8 THE BEACH, FILEY

**Secure Front Door to:**

**COMMUNAL ENTRANCE HALL**



**Stairs to SECOND FLOOR:**

**Own Door to ENTRANCE HALL**

Radiator.

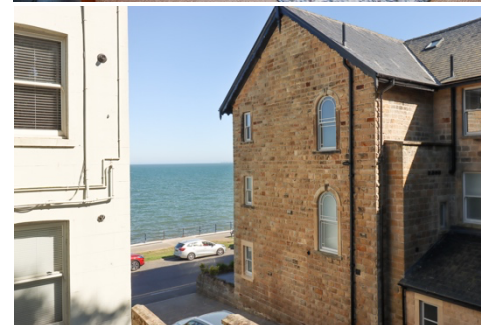
**OPEN PLAN LIVING KITCHEN**

**4.67m x 3.91m (15'4" x 12'10")**



**LOUNGE AREA**

Built-in shelves. Radiator. **Upvc double glazed window with a glimpse of the sea.**



/ continued over

### KITCHEN AREA

Inset sink. Oak finish units with worktops over. Matching wall cupboards. Built-in electric oven and microwave. Integrated tall 'fridge / freezer. Built-in compact dishwasher.



### BATHROOM

2.59m x 1.77m (8'6" x 5'10")

Bath with shower over and screen. Handbasin and wc. Fully tiled walls. Chrome towel radiator. Upvc double glazed window.

### BEDROOM

2.43m x 3.65m (8'0" x 12'0")

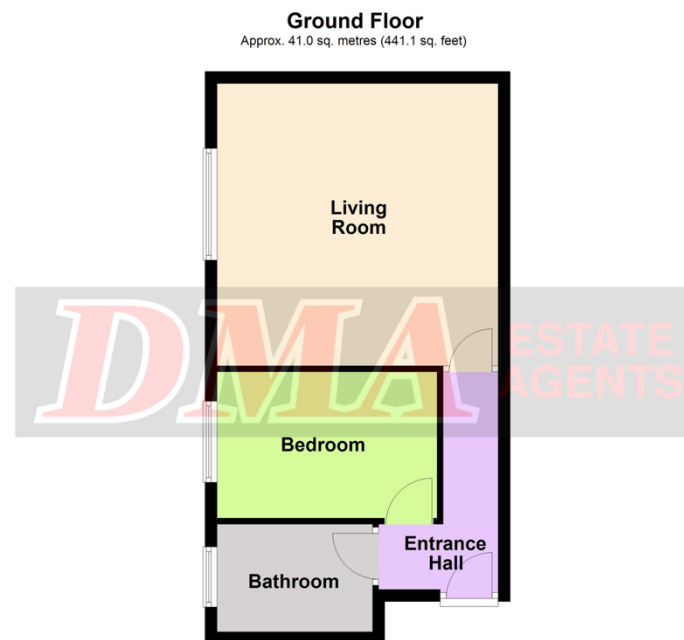
Built-in cupboards. Wall lights. Radiator. **Upvc double glazed window with a glimpse of the sea.**



### OUTSIDE:

Communal forecourt to the front.

### FLOOR PLAN:



Total area: approx. 41.0 sq. metres (441.1 sq. feet)  
**7 The Landings, The Beach, Filey**

**Council Tax Band**

**B.**

**Tenure:**

**Leasehold:**

999 years from 2016.

**Ground rent:**

Approx £250 pa.

**Maintenance:**

Approx £80pcm.

Includes building insurance, cleaning of communal areas, Free Sat TV and Wi-Fi, also use of laundry.

### DIRECTIONS:

From the DMA office turn left down Belle Vue Street bearing right at the end onto The Crescent. Towards the end of the Crescent turn left down Crescent Hill, turn right and the property is located on the right hand side.

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