



## Chapel Court, West Avenue, Filey

- Ground Floor Apartment
- Retirement Accommodation - Over 60's
- First Come First Serve Parking
- One Bedroom
- No Onward Chain
- EPC Grade - C

**Offers Over £80,000**



**Tenure: Leasehold**

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# Chapel Court, West Avenue, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this one-bedroom ground floor apartment, located within the popular Chapel Court development in Filey, exclusively for the over 60's.

The property benefits from two access points, with a private entrance to the rear opening directly into the lounge, as well as access via the communal hallway leading into the apartment's internal hallway. The living space is bright and comfortable, featuring an electric fire and a large window allowing plenty of natural light to fill the room. An open archway leads through to the kitchen, which is fitted with a range of wall and base units with a stainless steel sink and drainer, built-in oven, electric hob with extractor, and space for a fridge freezer.

The bedroom is well-proportioned and benefits from a built-in wardrobe with sliding doors, and a newly fitted shower room completes the accommodation.

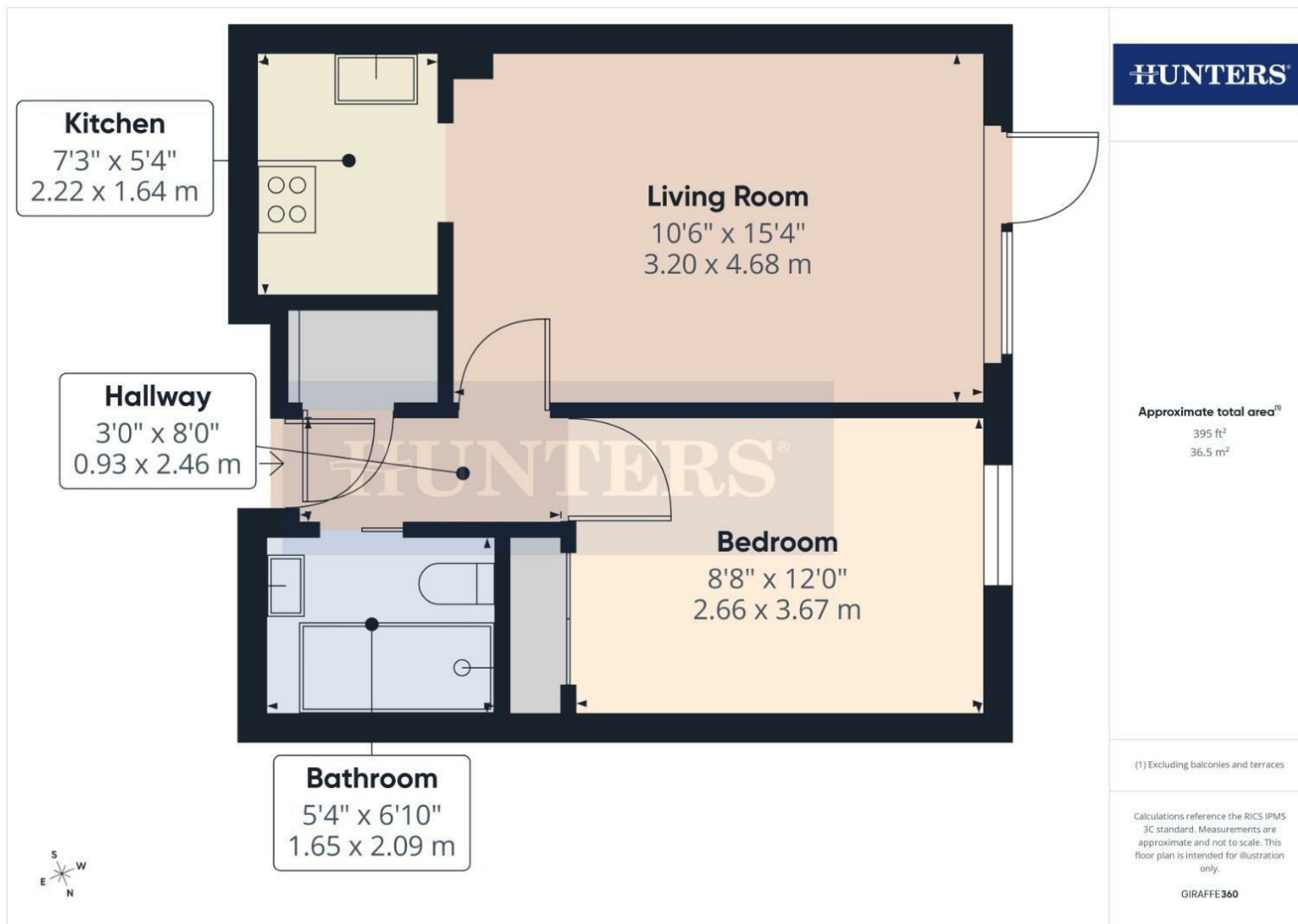
Chapel Court offers a friendly and well-maintained environment, with residents able to enjoy communal gardens, a shared lounge, and on-site laundry facilities, providing both convenience and opportunities to socialise.

Externally, there is a communal car park with parking available on a first come, first served basis.

The property benefits from a recently installed electric heating system. We understand the property to be leasehold with 88 years remaining on the lease, an annual ground rent charge of £436.00 and an annual service charge of £3,170.04.

Ideally situated within easy reach of Filey town centre, local amenities, and transport links, this apartment is perfect for those seeking a comfortable and low-maintenance home in a convenient coastal location. Early viewing is highly recommended.

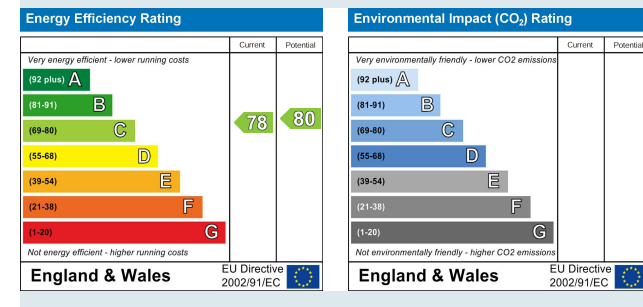




Council Tax: B

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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