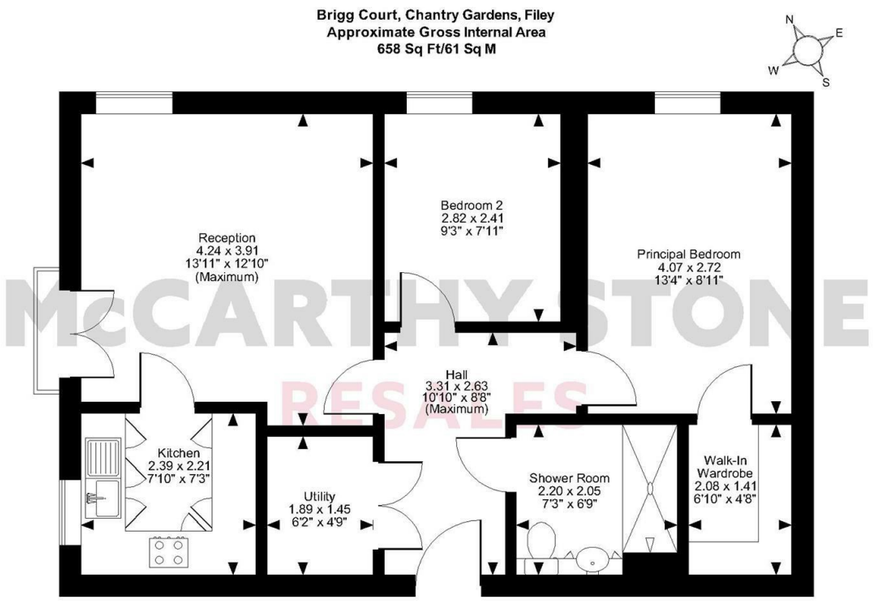
McCarthy Stone
Resales



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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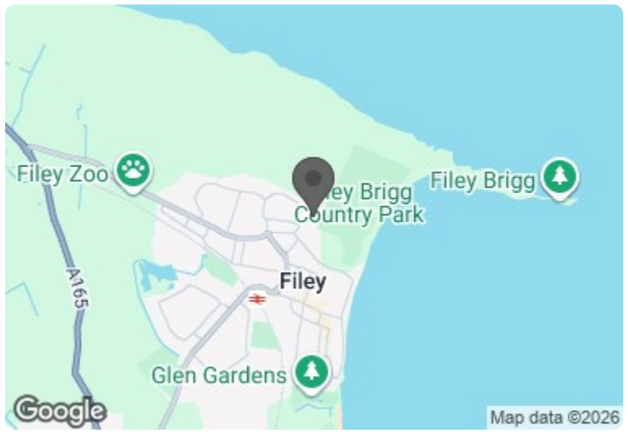
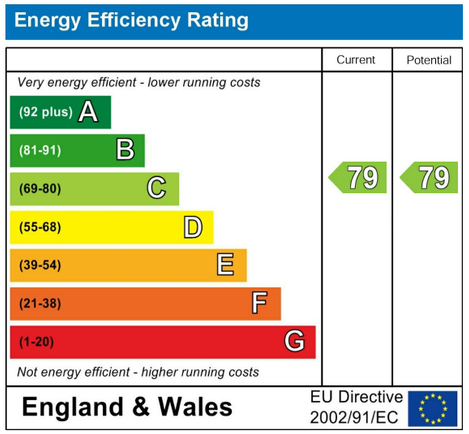
Council Tax Band: C





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

33 Brigg Court

22 Chantry Drive, Filey, YO14 9FD

PRICE REDUCTION

Asking price £195,000 Leasehold

A beautiful spacious TWO BEDROOM retirement apartment on the FIRST FLOOR with a JULIET BALCONY of this McCarthy Stone development for the over 60's in the seaside town of Filey.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Brigg Court, 22 Chantry Drive, Filey

2 Bed | £195,000

PRICE REDUCED

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Brigg Court
Brigg Court is a friendly development with stunning communal gardens and open spaces for coffee mornings and social events such as Bingo. The dedicated house manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (subject to availability, fees apply).

Our camera entry system and 24-hour emergency call system will ensure you always feel safe and secure and the house manager is available during office hours if there is anything you need. For those who have difficulty getting around, there is a lift to all floors, and ovens and plug sockets are placed to minimise bending.

Entrance Hall
The front door, which has a spy hole for security, leads into the large hallway with doors leading to the living room, bedrooms and shower room. In the hallway is the apartment security door entry system with intercom, plus the 24 hour Tunstall emergency response pull cord. All light switches are illuminated. There is also two utility cupboards with plenty of storage space.

Lounge
A bright and spacious living room benefitting from opening doors that lead onto a Juliet balcony. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpets, raised electric power sockets. Part glazed door leads into a separate kitchen.

Kitchen
A bright and modern kitchen, benefitting from a waist height oven, ceramic hob and integral fridge/freezer. Everything is laid out to make cooking and cleaning as effortless as possible.

Master Bedroom
Bright and spacious bedroom with a built-in wardrobe housing plenty of hanging and storage space. Ceiling lights, TV and phone point and electric wall heater.

Wet Room
Partly tiled and fitted with suite comprising of a walk in shower. Low level WC, vanity unit with wash basin and illuminated heated mirror above. Shaving point, electric heated ladder style towel rail, underfloor heating and extractor fan.

Bedroom Two
This bright and spacious second room can even be used as an office or hobby room.

Service Charge
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

The service charge is £4,611.61 for financial year ending 28/02/2027. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your property consultant or house manager.

Leasehold
Lease Length: 999 years from 2020
Ground Rent: £495 per annum
Ground Rent Review: June 2035

Car Parking
Subject to availability parking. It would be a one time buy fee of £4,000

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage