



Chapel Court, West Avenue, Filey

- Second Floor Flat
- No Onward Chain
- Lift

- Two Bedrooms
- Retirement Accommodation - Over 60's
- EPC Grade - C

Asking Price £104,500



Tenure: Leasehold

HUNTERS®
HERE TO GET *you* THERE

Chapel Court, West Avenue, Filey

DESCRIPTION

Hunters are pleased to bring to the market this well-proportioned two bedroom second floor apartment, located within a popular over 60's retirement development in the heart of the sought-after coastal town of Filey. Offered to the market with no onward chain, this property presents an excellent opportunity for those looking to enjoy a relaxed seaside lifestyle with convenience right on the doorstep.

The accommodation briefly comprises a central hallway leading to a spacious living room with feature electric fireplace and surround, offering plenty of room for both seating and dining. The separate kitchen is positioned just off the lounge and provides a practical layout with ample storage and workspace. There are two well-sized bedrooms, both comfortable doubles, alongside a bathroom fitted with a three-piece suite. The layout is thoughtfully designed to maximise space and ease of living.

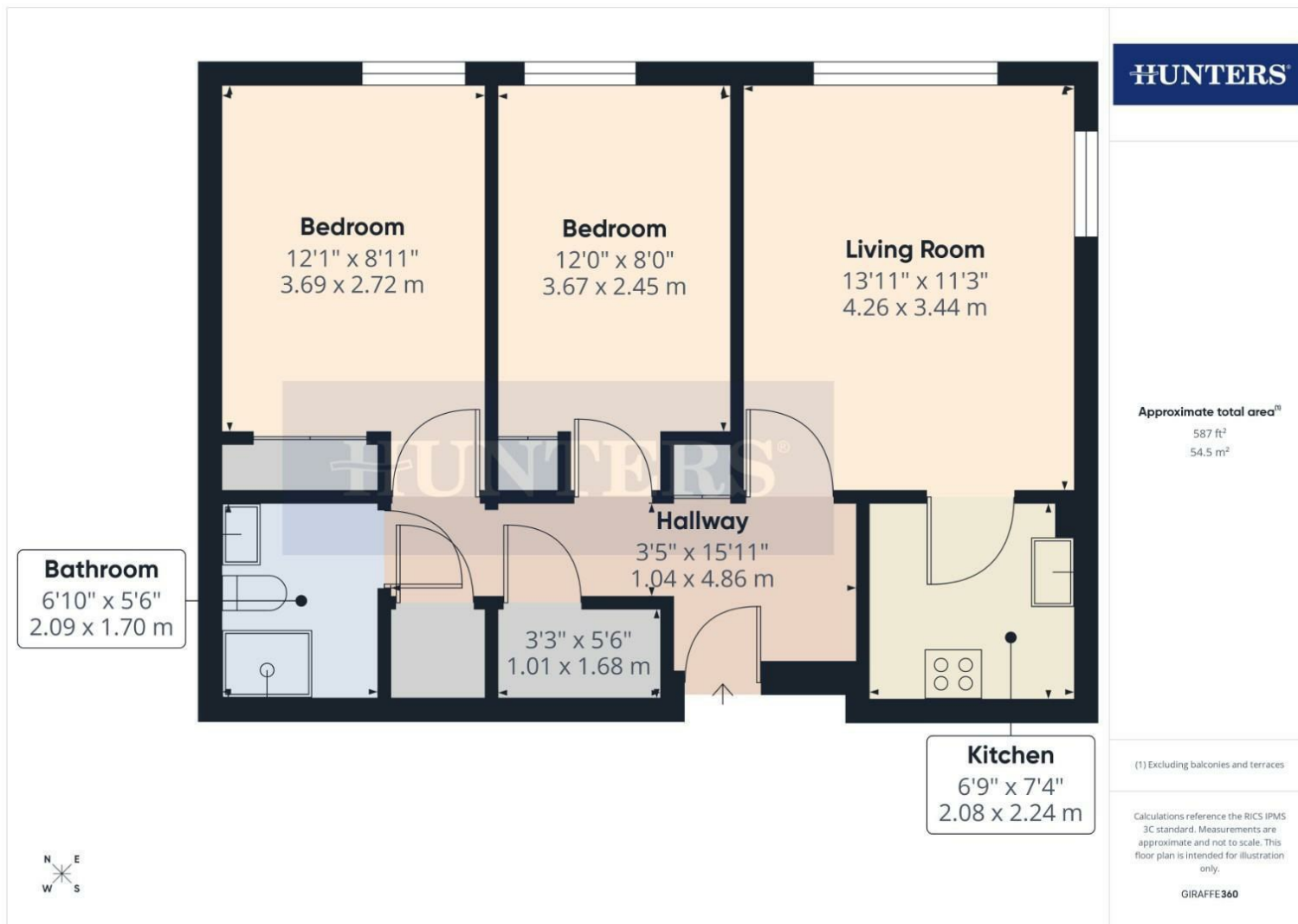
The development itself is well-maintained and designed with comfort and security in mind, benefiting from a lift to all floors, a secure telephone entry system, a communal residents' lounge and a shared laundrette. Externally, there is residents' parking available to the rear on a first come, first served basis.

Ideally situated in the centre of Filey, the property is perfectly placed for easy access to a wide range of local amenities including shops, cafes, doctors, and excellent transport links via the nearby bus and train stations. The seafront is also just a short distance away, making it an ideal home for those wanting to enjoy coastal living.

The property is leasehold with approximately 87 years remaining and an annual service charge of around £4,430.48. Furniture is available by separate negotiation.

A fantastic opportunity to secure a comfortable and conveniently located home by the sea. 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



HUNTERS
HERE TO GET *you* THERE