



The Crescent, , Filey, YO14 9JH

- Ground Floor Apartment
- No Onward Chain
- Views Across Crescent Gardens to the Sea
- Three Bedrooms
- Parking to the Rear (First Come First Served Basis)
- Close To Amenities

Price £209,950



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DESCRIPTION

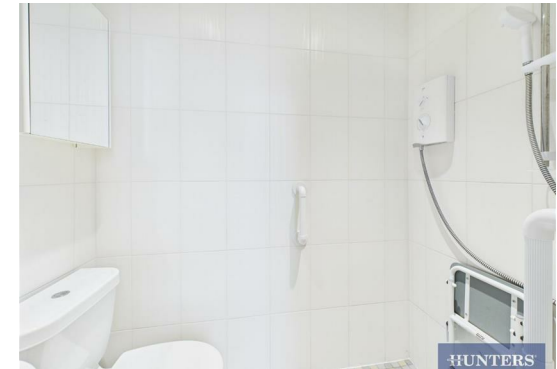
Hunters are pleased to present this incredibly spacious ground floor apartment situated within the Grade 2 listed building of Royal Crescent Court in Filey. Royal Crescent Court is a managed building with residents parking at the rear on a first come, first served basis. The property is located in a prime position on the popular Crescent which is within walking distance of Filey town centre and the award winning beach.

From entering the apartment from the communal entrance hall, you're welcomed by a spacious private hallway which offers two storage cupboards. There is a spacious kitchen which provides sufficient room for a dining area, and boasts wall and base units, granite style worktops, built in oven/grill with microwave and plate warmer plus ceramic style hob and integrated dishwasher and fridge/freezer. The living room boasts a feature marble effect fireplace and beautiful views across Crescent Gardens.

Off the hallway the property offers three well proportioned bedrooms, each designed with comfort and versatility in mind. The main bedroom is complete with its own private ensuite. The additional two bedrooms provide flexibility for family, guests, or even a home office setup. The main bathroom finishes the home with a well-appointed suite, featuring a shower over bath, a toilet, a hand wash basin, and a heated towel radiator.

The property benefits from night storage heaters, with residual heating and hot water supplied through the building's central boiler, reducing energy costs for individual flat owners. The service charge also includes the central heating of radiators and water.

Owners also enjoy the use of a launderette. The property is freehold, with an annual service charge of approximately £8,000 which includes building insurance and cleaning and maintenance of all communal and external areas. We understand that there is a restriction in place whereby you cannot holiday let the property, but we believe AST and pets are permitted.

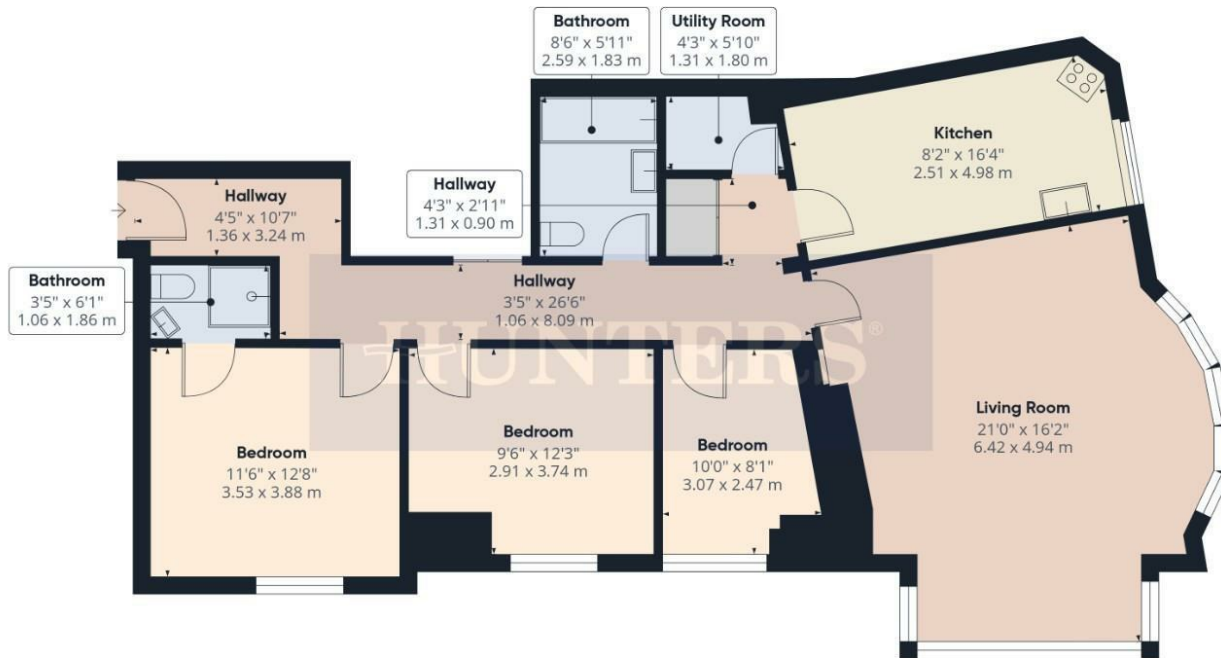




HUNTERS®

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.



Approximate total area⁽¹⁾

1053 ft²
97.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.