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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.*

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DMA ESTATE AGENTS

COMMERCIAL SALES

Ombudsman www.oea.co.uk

Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON
www.dmaestateagents.co.uk
ESTABLISHED 1992

OFT Approved code

NAEA Estate Agents

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DMA ESTATE AGENTS

OPEN 7 DAYS

APARTMENT 15, THE MOORINGS
9-10 THE BEACH, FILEY YO14 9LA



Leasehold Offers invited around £125,000

FEATURES

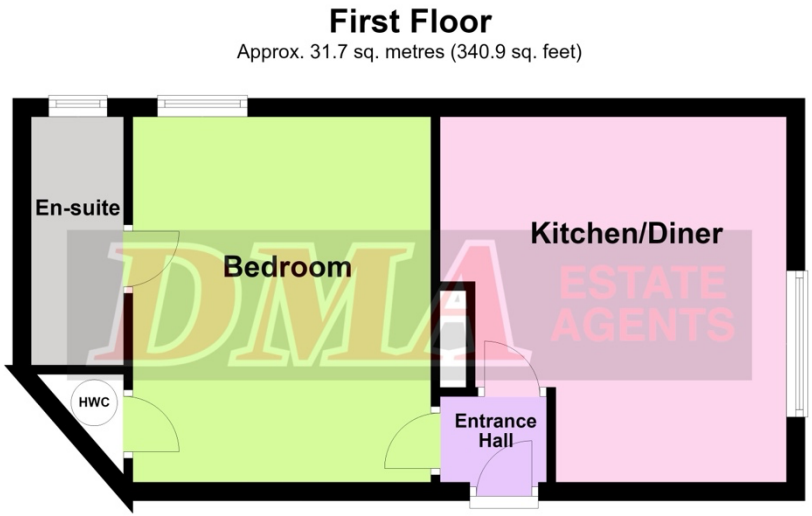
* **Ideal for first time buyers, holiday home or holiday lets.**
* One bedroom first floor apartment
* **Access available via ramp to the rear of the property from the ground floor.**
* Located on The Beach.
* Electric central heating.
* Upvc double glazed windows.
* Modern kitchen and shower room.
* **Sold with no onward chain.**
* **EPC Rating: D.**
* Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR:	Secure Front Door to Communal Entrance Hall
Stairs to:	
FIRST FLOOR:	Own Door to Entrance. Living Kitchen. Bedroom. En-suite Shower Room.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
www.dmaestateagents.co.uk / www.rightmove.co.uk

Floor Plan:



Front Door to:

COMMUNAL ENTRANCE HALL

Stairs to FIRST FLOOR:
(Access is available via a ramp to the rear of the property from the Ground Floor.)

Own Door to:

ENTRANCE HALL

LIVING KITCHEN **3.96m max x 3.75m** (13'0" max x 12'4")

Inset stainless steel sink and drainer. Modern base units with worktops over. Matching wall cupboards. Integrated 'fridge. Built-in electric oven. Electric hob with extractor fan over. Plumbing for automatic washing machine. Two electric radiators. Upvc double glazed window.





/ continued over

BEDROOM ONE **3.75m x 3.22m** (12'4" x 10'7")

Airing cupboard housing immersion heater. Electric radiator. Upvc double glazed window.





EN-SUITE

Double shower cubicle with mixer taps. Handbasin and wc. Tiled walls. Extractor fan. Chrome ladder radiator. Upvc double glazed window.



OUTSIDE:



Access is available via a ramp to the rear of the property from the Ground Floor.







TENURE:

	Leasehold	999 years from 2012
	Maintenance	Approx £75 pcm
	Service Charge	Peppercorn rate

Council Tax Band **A.**

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 and follow the road round to the left and the property is located on the left hand side.

Viewing strictly by appointment only through DMA Estate Agents