










# Brigg Court, Filey, YO14 9FD

- Ground Floor Apartment
- Parking Space
- Sought After Location
- Two Bedrooms
- Communal Areas
- EPC - B

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HERE TO GET *you* THERE

## Asking Price £180,000

# Brigg Court, Filey, YO14 9FD

## DESCRIPTION

Hunters are delighted to bring to the market this well-presented two-bedroom ground floor apartment, situated within the highly regarded Brigg Court development, an exclusive over-60s retirement complex by McCarthy & Stone. Offering spacious and low-maintenance accommodation, the property benefits from step-free access throughout, direct access to the beautifully maintained communal gardens, and its own allocated parking space immediately adjacent to the entrance, a rare advantage within the development. This apartment is ideal for those seeking independent retirement living within a safe, friendly and welcoming community.

The accommodation briefly comprises a welcoming entrance hallway with a large storage cupboard, together with a separate utility cupboard housing the hot water system and plumbing for a washing machine. The spacious living and dining room features double doors opening directly onto the communal gardens, creating a light and relaxing space to enjoy. Completing the accommodation is a fitted kitchen, two well-proportioned bedrooms, and a modern walk-in shower room.

Residents of Brigg Court enjoy an excellent range of communal facilities, including beautifully landscaped gardens and a welcoming residents' lounge, providing the perfect space to relax or socialise. The development also benefits from a secure camera entry system, a dedicated House Manager, a 24-hour emergency call system, and wheelchair-friendly access throughout, offering comfort, convenience and peace of mind.

We have been advised that the property is leasehold with approximately 993 years remaining on the lease. The property is subject to an approximate annual ground rent of £496.00 and an approximate annual service charge of £4,611.61. We understand that pets and Assured Shorthold Tenancies (ASTs) are permitted; however, holiday lets are not permitted.

Conveniently located close to local amenities, shops and transport links, this superb apartment presents an excellent opportunity to enjoy secure, independent retirement living within a well-established McCarthy & Stone development.











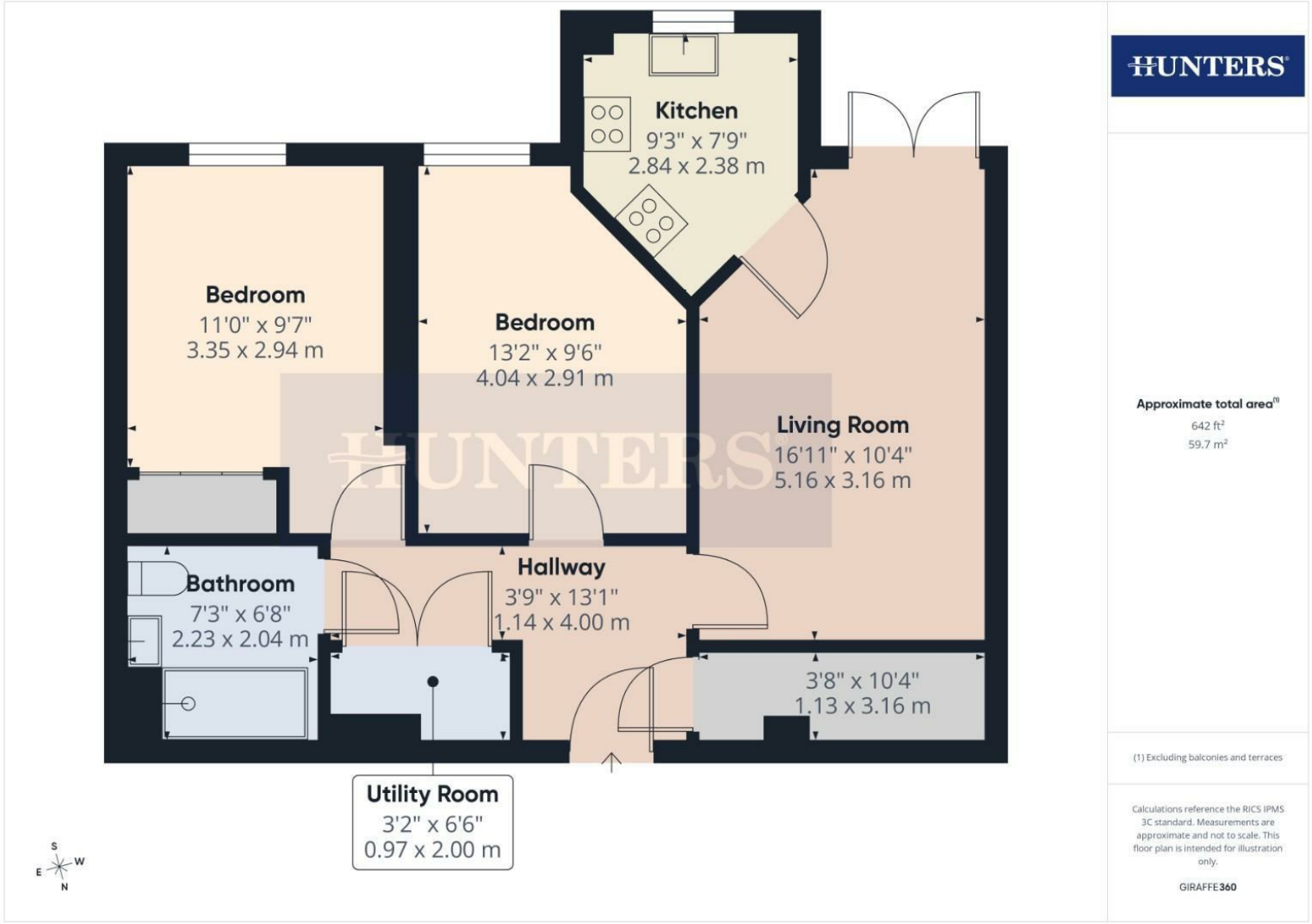


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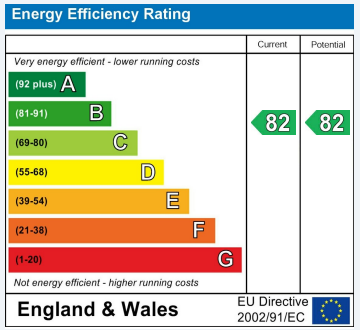

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## ENERGY PERFORMANCE CERTIFICATE

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

**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.

HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.

The Property Ombudsman
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