



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.

RESIDENTIAL SALES

DMA ESTATE AGENTS

COMMERCIAL SALES



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



These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither DMA Estate Agents nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statement or information in these particulars.

DMA

ESTATE AGENTS



11 CHAPEL COURT, WEST AVENUE, FILEY YO14 9AB



Leasehold £85,000

FEATURES

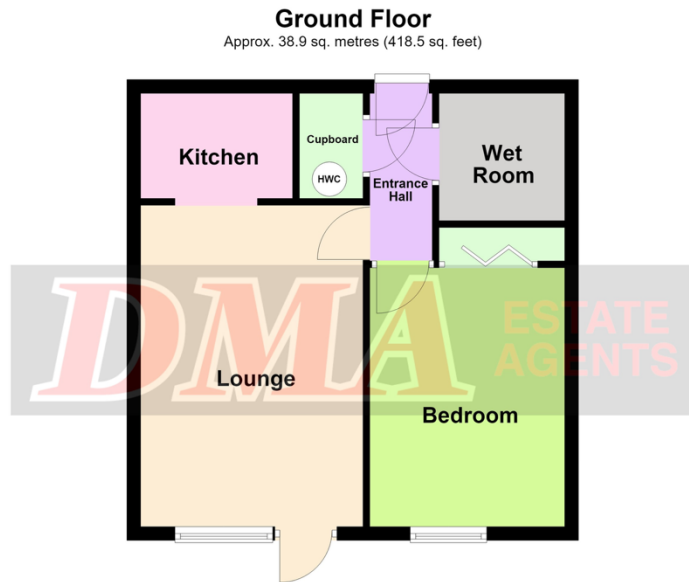
- * Well presented one bedroom ground floor retirement flat.
- * Built to a high standard by McCarthy & Stone in the late 1980's.
- * Conveniently located for Filey's town centre, doctors' surgery and bus and train station.
- * Electric night storage heating.
- * Upvc double glazed windows.
- * French windows from lounge to rear.
- * Modern kitchenette and wet room.
- * House manager.
- * Laundrette and communal residents' lounge.
- * Security telephone to main entrance doors.
- * No onward chain.
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Main Communal Entrance Foyer. Residents' Lounge. Laundry Room.
 Own Front Door to: Entrance Hall. Lounge. Kitchenette. Bedroom. Wet Room.

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

Floor Plan:



Total area: approx. 38.9 sq. metres (418.5 sq. feet)

Please note this floor plan is only a guide and not to scale.
Plan produced using PlanUp.

11 Chapel Court, West Avenue, Filey

Communal Front Door to:

ENTRANCE HALL

LARGE RESIDENTS' LOUNGE

with communal kitchen off.

Own Front Door to:

ENTRANCE HALL

Deep store cupboard housing hot water cylinder with immersion heater.



LOUNGE

4.65m x 3.23m (15'3" x 10'7")

Electric fire set in an attractive modern surround. Electric night storage heater. Wall lights. **Upvc double glazed patio door giving access onto rear car park.**



Archway to:

KITCHENETTE

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Built-in electric oven. Electric hob. Provision for 'fridge.



BEDROOM

3.66m x 2.64m (12'0" x 8'8")

Fitted wardrobes with mirror doors. Wall lights. Electric night storage heater. Upvc double glazed window.



WETROOM

'Mira Sport' electric shower with curtain. Handbasin and wc in white. Fully tiled walls. Extractor fan.



OUTSIDE:

Parking space (subject to availability).



Council Tax Band

B.

TENURE

Leasehold:
Maintenance Charge:
Ground Rent:

125 years from 1988.
approx. £436 per annum
approx. £3,170 per annum.

DIRECTIONS:

On foot from the DMA office proceed left along Belle Vue Street and turn right onto West Avenue. Chapel Court is located on the left hand side on the corner with Station Avenue.

Viewing strictly by appointment only through DMA Estate Agents