



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



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DMA

ESTATE
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6 CHAPEL COURT, WEST AVENUE, FILEY YO14 9AB



Leasehold £87,000

FEATURES

- * **One bedroom ground floor apartment specially designed for retirement.**
- * Convenient for all Filey's town centre shops, doctors' surgery and bus and train stations.
- * Built to a high standard by McCarthy and Stone in the late 1980's.
- * Electric night storage heating.
- * Upvc double glazing.
- * Launderette and communal Residents' Lounge.
- * Security telephone to the main entrance doors.
- * Resident house manager.
- * **Possible parking space (subject to availability).**
- * **Sold with no onward chain.**
- * **EPC Rating: C.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Main Communal Entrance Foyer.
Residents' Lounge. Laundry Room.

Own Door to: Entrance Hall. Lounge. Kitchenette. Bedroom.
Shower Room.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527
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6 CHAPEL COURT, FILEY

Front Door via Security Intercom System to:

COMMUNAL ENTRANCE FOYER

COMMUNAL RESIDENTS' LOUNGE

***Own Door to* ENTRANCE HALL**

Coats cupboard.

LOUNGE

5.48m x 3.27m (18'0" x 10'7")

Wall lights. Electric night storage heater. ***Upvc double glazed patio doors to the front.***



Arch to:

KITCHENETTE

Inset stainless steel sink and drainer. Base cupboards with worktops over. Matching wall cupboards. Cooker point with extractor hood above. Provision for 'fridge.



/ continued over

BEDROOM

3.65m x 2.62m (14'4" x 8'7")

Fitted wardrobes with mirror doors. Wall lights. Upvc double glazed window.



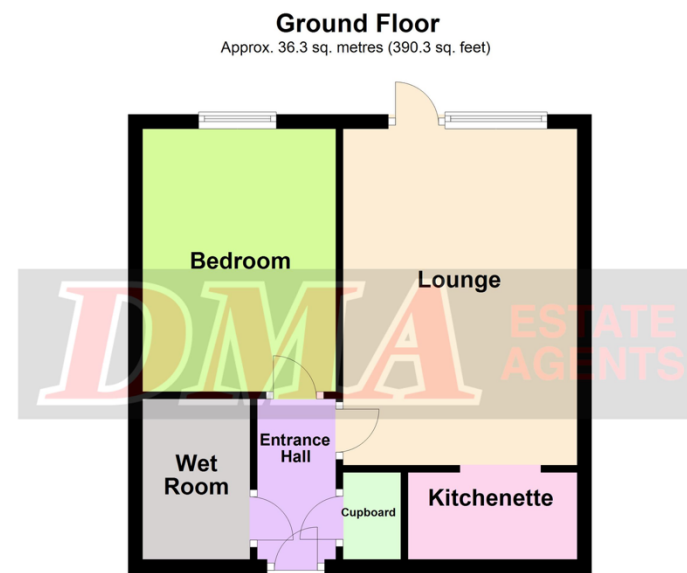
SHOWER ROOM

Shower cubicle with electric shower. Handbasin in vanity unit and wc. Tiled walls. Chrome heated towel rail. Extractor fan. Electric heater.

OUTSIDE:

Parking space (*subject to availability*).

Floor Plan:



Total area: approx. 36.3 sq. metres (390.3 sq. feet)

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

6 Chapel Court, West Avenue, Filey

Council Tax Band **B.**

TENURE

Leasehold:	125 years from 1988.
Maintenance Charge:	approx. £2,812 per annum.
Ground Rent:	approx. £440.00 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