







Chapel Court, West Avenue, Filey

Tenure: Leasehold

- First Floor Apartment
- Town Centre Location
- Retirement Accommodation - Over 60's
- One Bedroom
- Parking Space (subject to availability)
- EPC Grade - B

Offers Over £75,000

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DESCRIPTION

This charming one-bedroom first-floor apartment is located in a purpose-built retirement development in the heart of Filey. Constructed by the renowned McCarthy and Stone in the late 1980s, the property has been designed with comfort and convenience in mind, ideally situated within easy reach of the town centre shops, doctors' surgery, and both bus and train stations.

We have been advised the property is leasehold with approximately 88 years remaining and an annual ground rent of approximately £437.62 and service charge of £3,042.44.

The apartment is accessed via a secure intercom system leading into a communal entrance foyer and residents' lounge. A lift and staircase provide access to the first floor, where the property has its own private entrance.

Inside, the welcoming entrance hall includes a fitted storage cupboard. The spacious lounge features an electric fire and surround and a large double-glazed window allowing for plenty of natural light. An open archway leads through to a modern kitchen, which includes a stainless steel sink with drainer, base units with coordinating worktops, matching wall cupboards, a built-in oven, electric hob with extractor hood, and space for a tall fridge freezer.

The double bedroom benefits from fitted wardrobes with mirrored doors. The recently updated shower room includes a corner shower unit, a hand basin, WC, fully tiled walls, an extractor fan, a Dimplex heater, and a chrome towel radiator.

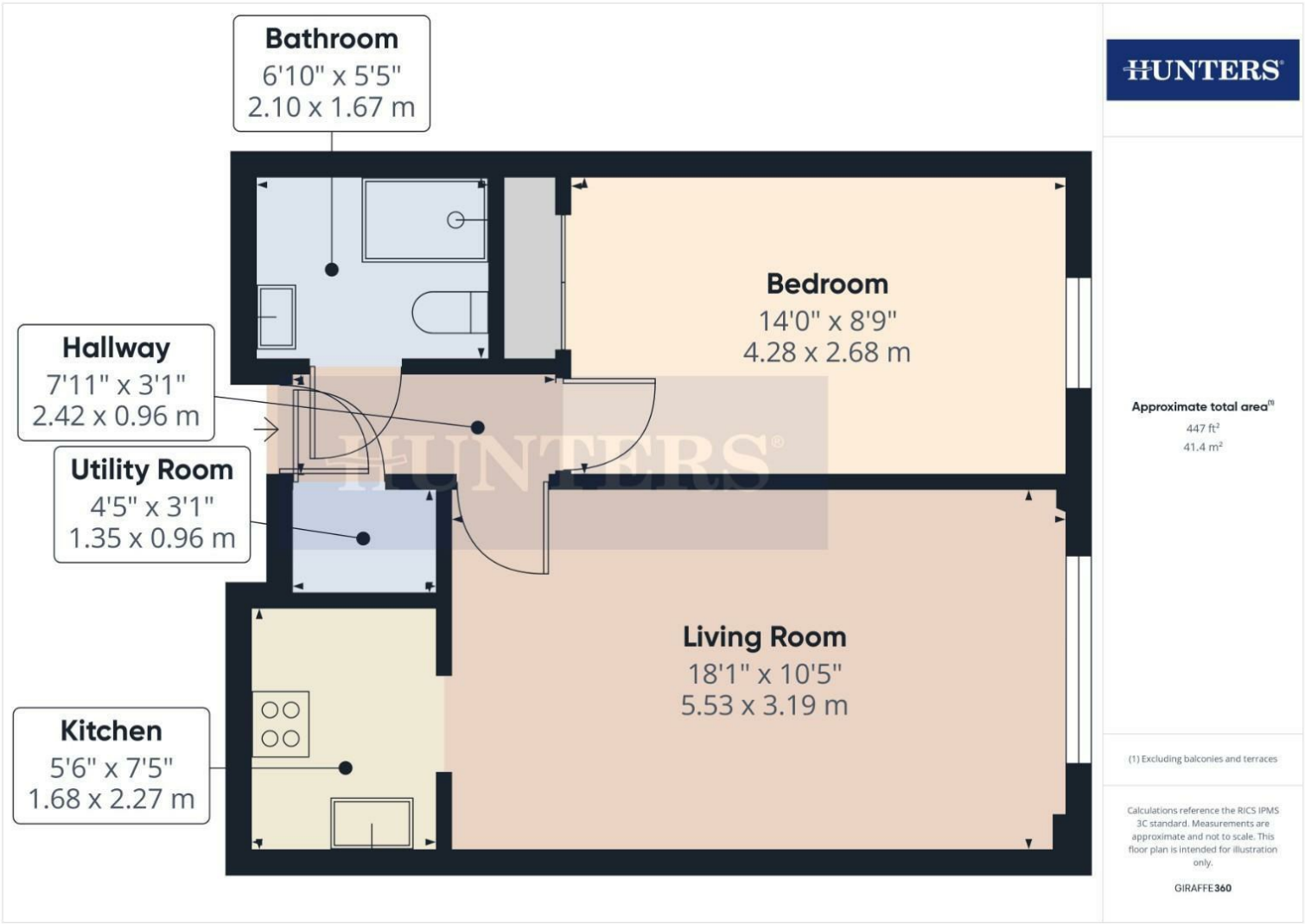
Residents can enjoy access to well-maintained communal gardens and the use of a laundrette and shared lounge area. Parking is available on-site, subject to availability. The property offers double glazing and electric night storage heaters. With thoughtful design and a central location, this apartment offers a practical and pleasant lifestyle for retirement living. Viewing is highly recommended.







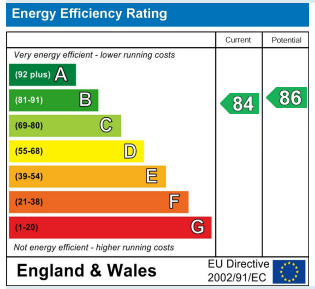


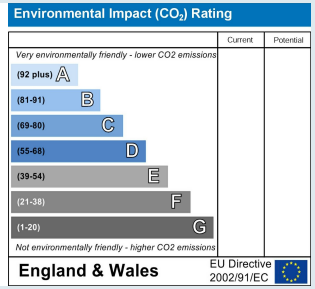


Council Tax: B

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

Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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