



#### 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



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**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



FLAT 2, BELLE VUE COURT, FILEY YO14 9LQ



**Leasehold £179,950**

#### FEATURES

- \* Two bedroom first floor apartment with lift to all floors located in a purpose built block just off the Crescent.
- \* **Superb sea views over Filey bay.**
- \* Located right in the centre of Filey close to amenities.
- \* Gas central heating to radiators.
- \* Upvc double glazed windows.
- \* Modern kitchen and bathroom.
- \* Secure storage area in basement.
- \* **Sold with no onward chain.**
- \* **EPC Rating: D.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR:	Front Door to Main Communal Entrance Foyer.
Stairs and lift to:	
FIRST FLOOR:	Own door to Entrance Hall. Lounge. Kitchen. Two Bedrooms. Bathroom.
BASEMENT:	Secure storage area.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



**Secure storage area in basement.**

#### TENURE

Leasehold: 87/88 years left on lease.  
Maintenance: Approx. £500pa (plus £150 pa cleaning).

**Council Tax Band B.**

#### DIRECTIONS:

From the DMA office turn left onto Belle Vue Street. Belle Vue Court is located to the left at the end of Belle Vue Street just before the junction with the Crescent. The front of the building overlooks the sea and gardens.

**Viewing strictly by appointment only through DMA Estate Agents**

FLAT 2, BELLE VUE COURT, FILEY

**Front Door to COMMUNAL ENTRANCE FOYER**

**Lift and Stairs to:**

**FIRST FLOOR:**

**Own Door to ENTRANCE HALL**

Built-in cupboard with sliding mirror doors. Radiator.



**LOUNGE**  
**5.11m x 3.81m (16'9" x 12'6")**

Electric fire. Two radiators. **Upvc bay window with sea views.**



## BEDROOM ONE

**4.11m x 2.74m** (13'6" x 9'0")

Fitted wardrobes. Radiator. **Upvc double glazed sash window with sea views.**



## BEDROOM TWO

**3.12m x 3.05m** (10'3" x 10'0")

Fitted wardrobes. Radiator. Upvc double glazed window.

## KITCHEN

**3.12m x 1.98m** (10'3" x 6'6")

Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with work tops over. Matching wall cupboards. Built-in electric oven. Gas hob. Combination boiler. Provision for 'fridge / freezer. Radiator. Upvc double glazed sash window / fire escape.



## BATHROOM

**3.15m x 1.47m** (10'4" x 4'10")

Shower cubicle with electric shower. Bath, handbasin and wc. Fully tiled walls. Chrome ladder radiator. Upvc double glazed window.



## Floor Plan:

