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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

Proprietors: David Mansfield ATTON FNAEA.
Samantha ADDISON

www.dmaestateagents.co.uk

ESTABLISHED 1992

COMMERCIAL
SALES



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.

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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. Secure storage area.
BASEMENT:	

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

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.**



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

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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")

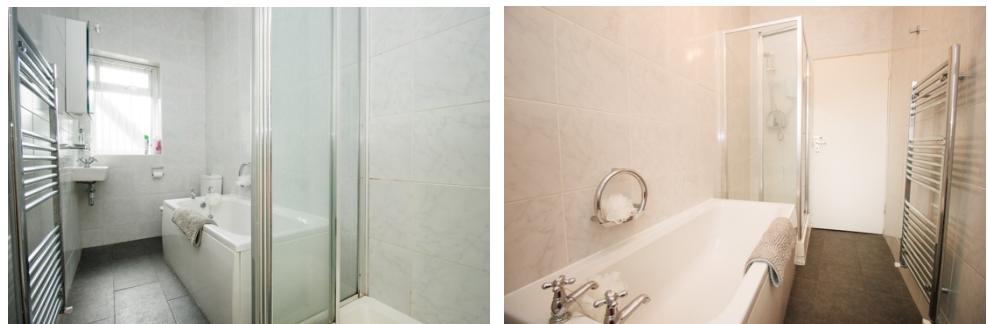
Inset stainless steel sink, vegetable sink and drainer. Modern base cupboards with work tops over. Matching wall cupboards. Built-in electric oven. Gas hob. Combination boiler. Provision for 'fridge / freezer. Radiator. Upvc double glazed sash window / fire escape.



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:

Ground Floor
Approx. 66.6 sq. metres (717.2 sq. feet)



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Total area: approx. 66.6 sq. metres (717.2 sq. feet)

Please note this floor plan is only a guide and not to scale.

Plan produced using PlanUp.

2 Belle Vue Court, Filey

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