



#### 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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[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



6 CHAPEL COURT, WEST AVENUE, FILEY YO14 9AB



Leasehold £95,000

#### 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.**
- \* 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**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



***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.



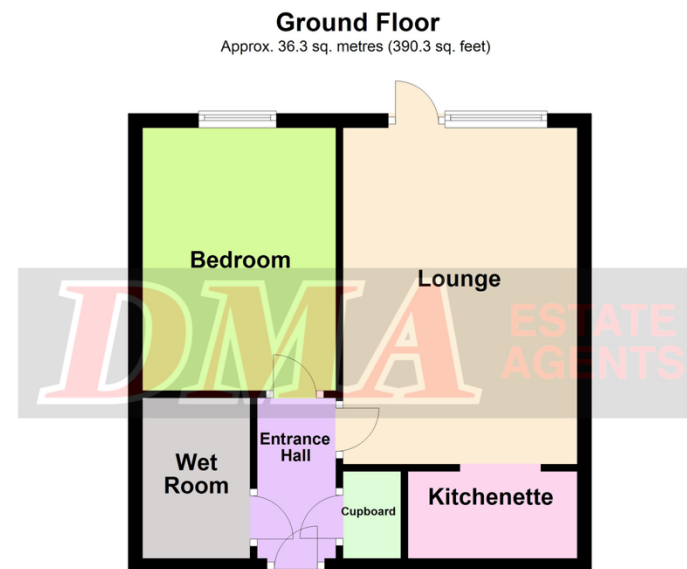
## SHOWER ROOM

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**