



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 AGENTS



APARTMENT 6, THE LANDINGS
7-8 THE BEACH, FILEY YO14 9LA



Leasehold £239,950
(Sold Fully Furnished)

FEATURES

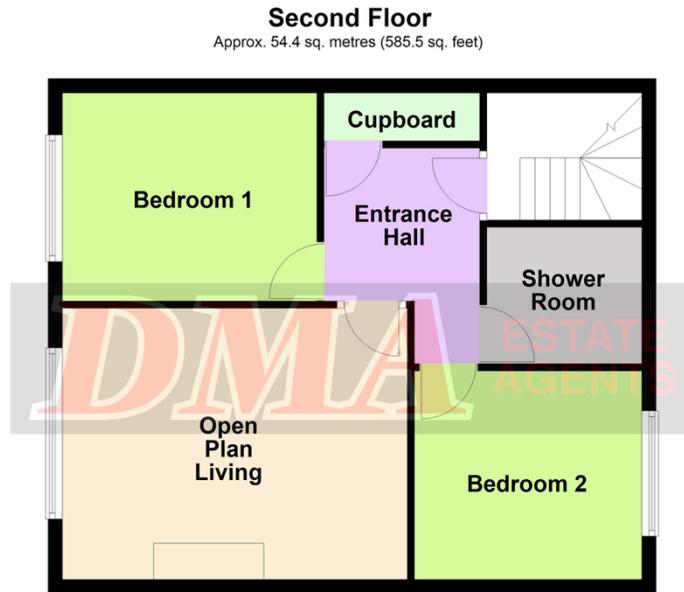
- * Two bedroom second floor apartment.
- * Currently run as a successful holiday let.
- * **Superb sea views across Filey Bay.**
- * Conveniently located on the sea front with access to the beach and local amenities.
- * Recently refurbished in 2021.
- * Part upvc double glazing.
- * Gas central heating.
- * Communal laundry room.
- * Modern kitchen and bathroom.
- * **Sold with no onward chain.**
- * Viewing is highly recommended.

ACCOMMODATION IN BRIEF

GROUND FLOOR: Secure Front Door to Communal Entrance Hall.
 Stairs to:
 SECOND FLOOR: Own Door to Entrance Hall. Living Kitchen. Two Bedrooms. Shower Room
 OUTSIDE: Communal forecourt.

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

Floor Plan:



Total area: approx. 54.4 sq. metres (585.5 sq. feet)

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

Apartment 6, The Landings, 7-8 The Beach, Filey

Secure Front Door to COMMUNAL ENTRANCE HALL

Stairs to:

SECOND FLOOR Own Door to:

ENTRANCE HALL

Large store cupboard. Lockable Linen cupboard. Radiator.



OPENPLAN LIVING

4.80m x 3.75m (15'9" x 12'4")



LOUNGE AREA

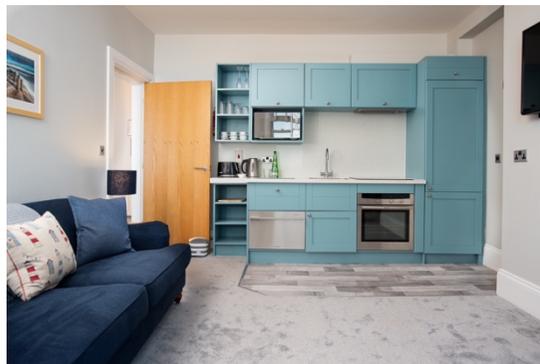
Radiator. **Double glazed sash window with sea views.**



/ continued over

KITCHEN AREA

Inset 'Bower' style stainless steel sink. Modern base units with marble effect worktops over. Matching wall cupboards. Built-in electric oven. Electric hob with extractor hood over. Integrated tall 'fridge / freezer. Built-in compact dishwasher.



SHOWER ROOM

2.18m x 1.87m (7'1" x 6'2")

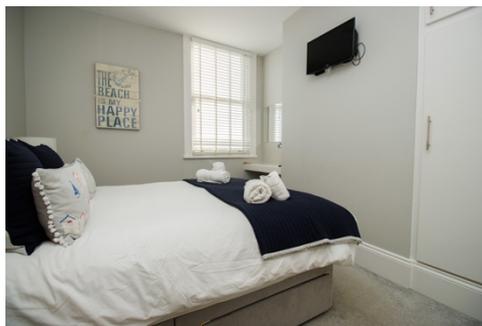
Large walk-in shower cubicle with rain shower. Handbasin in vanity unit and wc. Extractor fan. Chrome ladder towel radiator.



BEDROOM ONE

3.55m x 3.14m (11'8" x 10'4")

Wall lights. Radiator. Double glazed sash window.



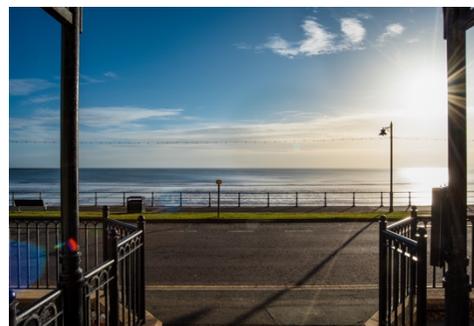
BEDROOM TWO

3.17m x 2.76m (10'5" x 9'1")

Two built-in cupboards. Wall lights. Radiator. Upvc double glazed window.

OUTSIDE:

Communal forecourt to the front.



Tenure: Leasehold: 999 years from 2016.
Ground rent: Approx £250 pa.
Maintenance: Approx £80pcm.
Includes building insurance, cleaning of communal areas, Free Sat TV and Wi-Fi, also use of laundry.

DIRECTIONS:

From the DMA office turn left down Belle Vue Street bearing right at the end onto The Crescent. Towards the end of the Crescent turn left down Crescent Hill, turn right and the property is located on the right hand side.

Viewing strictly by appointment only through DMA Estate Agents