



Brooklands, Filey

- First Floor Apartment
- Modern Shower Room
- EPC Rating D
- One Bedroom
- Ideal Second Home
- No Onward Chain

Guide Price £115,000



Brooklands, Filey

DESCRIPTION

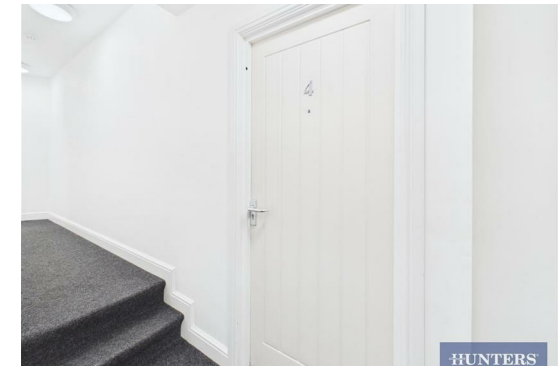
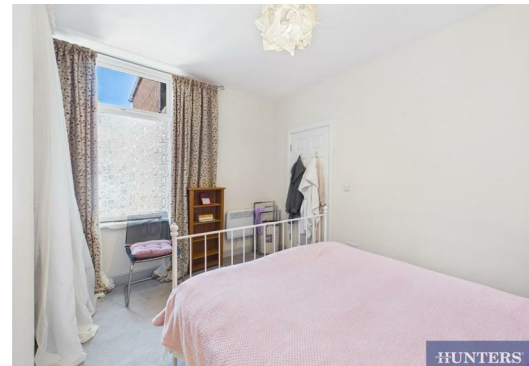
Hunters are delighted to present this beautifully presented one-bedroom first-floor apartment, ideally situated within a quiet and well-maintained apartment building, just a short stroll from Crescent Gardens and Filey's award-winning beach. Offering bright, modern accommodation, this property would make an excellent first-time purchase, investment, or idyllic second home by the coast.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious open-plan kitchen, living and dining area. Designed with modern living in mind, this light-filled space offers a range of fitted wall and base units, generous worktop space and ample room for both relaxing and entertaining, with large windows allowing plenty of natural light to flood the room.

The apartment also benefits from a well-proportioned double bedroom, providing a peaceful retreat, along with a contemporary shower room featuring a walk-in shower, pedestal wash hand basin and WC.

Perfectly positioned close to Crescent Gardens, the beach, local shops, cafés and transport links, the apartment is particularly well suited as a second home, allowing owners to enjoy everything Filey's popular coastline has to offer.

Further benefits include a 999-year lease with approximately 989 years remaining, providing long-term peace of mind, together with a low annual service charge of £480. The property is Council Tax Band A, has an EPC Rating of D, and offers a fantastic opportunity to acquire a low-maintenance coastal home in a sought-after location.







Viewings

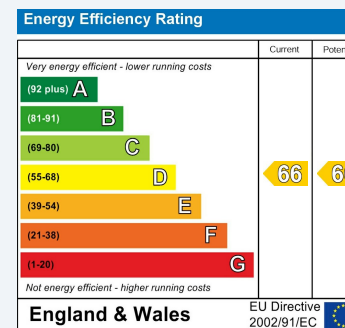
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.