

## Royal Crescent Court, The Crescent, Filey, YO14 9JH

- For Sale Via Modern Method of Auction
- Three Double Bedrooms
- Central Location
- Buyer Fees Apply
- Spacious Ground Floor Apartment
- Modern Kitchen & Bathrooms
- Subject to Reserve Price
- EPC Grade: D

**By Auction £138,000**



# Royal Crescent Court, The Crescent, Filey, YO14 9JH



Hunters are pleased to present this incredibly spacious ground floor apartment situated within the Grade 2 listed building of Royal Crescent Court in Filey. This property has been modernised over recent years by the current owners, and would make a fantastic home for a magnitude of buyers. Royal Crescent Court is a managed building with a live-in caretaker and parking at the rear on a first come, first served basis. The property is located in a prime position on the popular Crescent which is within walking distance of Filey town centre and the award winning beach (voted best beach in the UK in 2018 by Sunday Times)



The property offers a spacious entrance hallway and a light and airy South facing living room with feature fireplace and an elevated area in the corner of the room, offering sea views over Crescent Gardens to Filey Bay from a feature 'corner window'. The kitchen boasts modern wall and base units, built in electric double oven with ceramic style hob, integrated fridge/freezer, a washer/dryer and plumbing for a dishwasher.

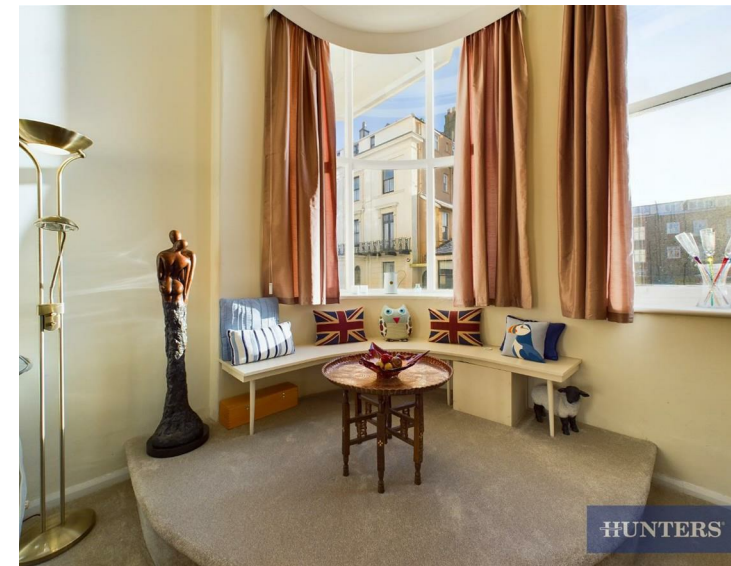
There are three double bedrooms providing exceptional space for family and guests alike, with plenty of space for wardrobes and storage. The bedrooms have use of the main family bathroom which boasts a modern four piece suite comprising a separate shower cubicle with electric shower fitting, separate bath, low level WC and vanity handwash basin with cupboard space beneath. In addition to this is a separate cloakroom comprising a low level WC and pedestal handwash basin, ensuring convenience for all. Residual heating is provided through the block which may help to reduce energy costs for individual flat owners.



Also included in a sale are two good sized metallic fixed storage units, situated in the basement and used for storage purposes. Owners also enjoy the use of a launderette, also situated in the basement of the building. A loft hatch is situated in the large hall for entry into the lighted, very generous loft space within, for which the present owners obtained planning permission to lay a mezzanine floor and add an additional bedroom or office — although planning permission lapsed due to Covid and timeline, all architectural plans are available for viewing and for re-submission if desirable.



# Royal Crescent Court, The Crescent, Filey, YO14 9JH



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is

considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



