



Perran Court Moor Road, Filey, YO14 9GJ

- First Floor Apartment
- For Sale Via Modern Auction
- The Bay Holiday Village
- Buyer Fees Apply

- One Bedroom
- Ideal Holiday Home / Holiday Let
- Subject to Reserve Price
- EPC Grade - C

By Auction £60,000

HUNTERS®
HERE TO GET *you* THERE

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Offered to the market is this one bedroom first floor apartment, situated within The Bay holiday resort. The Bay is renowned for its fantastic range of amenities, including a fully equipped gym, beauty room, tennis court, leisure complex, pharmacy and public house. With direct access to the beach, it's an ideal location for a coastal retreat or investment.



This well maintained apartment offers a spacious open-plan lounge, kitchen, and dining area. The kitchen is equipped with modern wall and base units and integrated appliances, including a dishwasher, oven, hob, and microwave. The bedroom is featured by a Juliette balcony, and the property also offers a sleek and modern three-piece bathroom suite.

Externally, the property offers access to communal parking, available on a first-come, first-serve basis.

This property is offered for sale via the Modern Method of Auction, providing a transparent and straightforward process for interested buyers. For more information on how to take part, please don't hesitate to contact us.

Don't miss this opportunity, contact our office today to arrange your viewing!



Tenure Type; Leasehold

Leasehold Years remaining on lease; 982

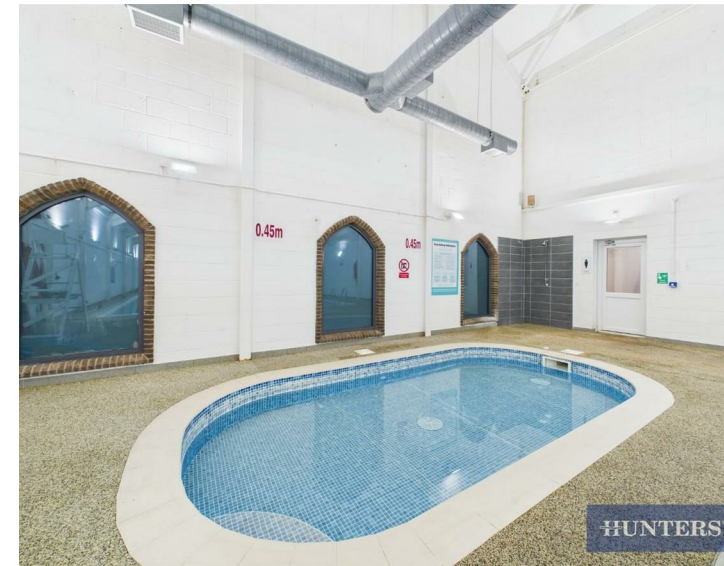
Leasehold Annual Service Charge Amount; Approx. £4,285.75

Leasehold Ground Rent Amount; included in the service charge.

We understand pets are allowed. We also understand that holiday lets are allowed but not AST



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AUCTION WORDING

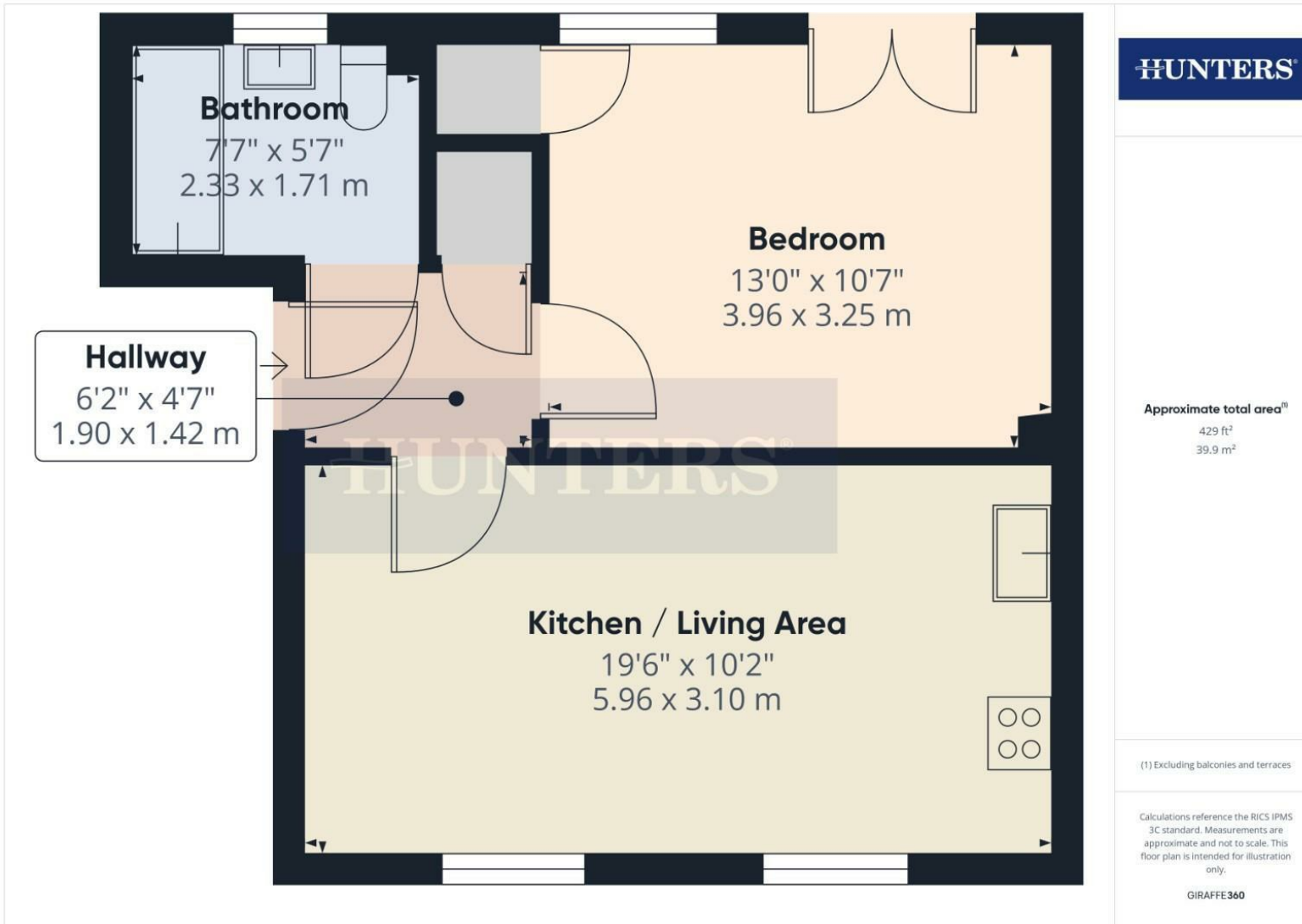
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of

£6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Viewings

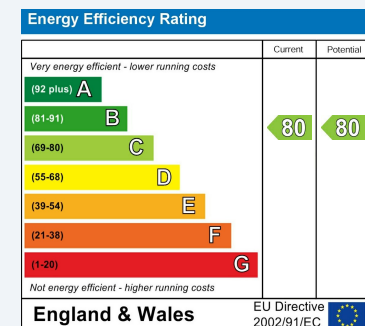
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.