

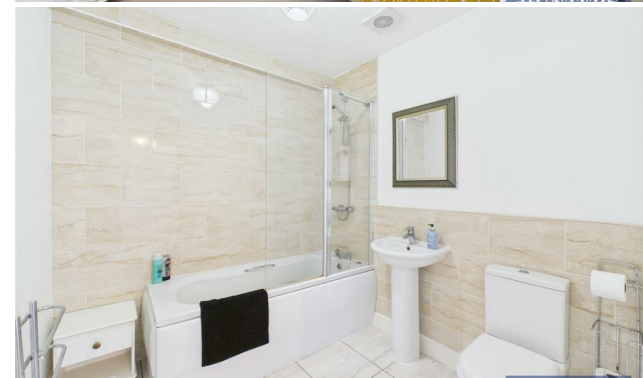


## Jubilee Court, Filey

- First Floor Apartment
- Ideal Investment or Second Home
- Central Location

- Two Bedrooms
- Allocated Parking Space
- EPC: B

**Offers Over £135,000**



**Tenure: Leasehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# Jubilee Court, Filey

## DESCRIPTION

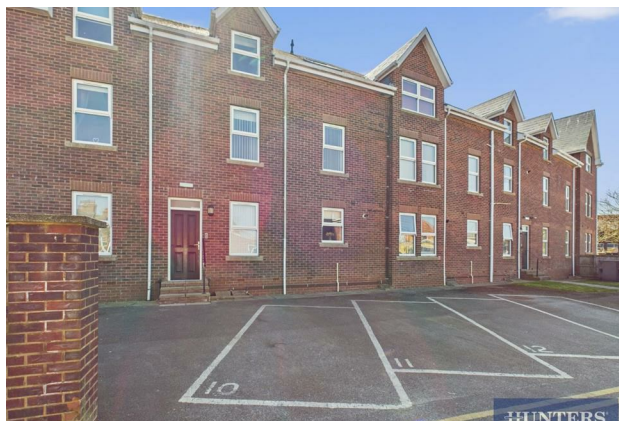
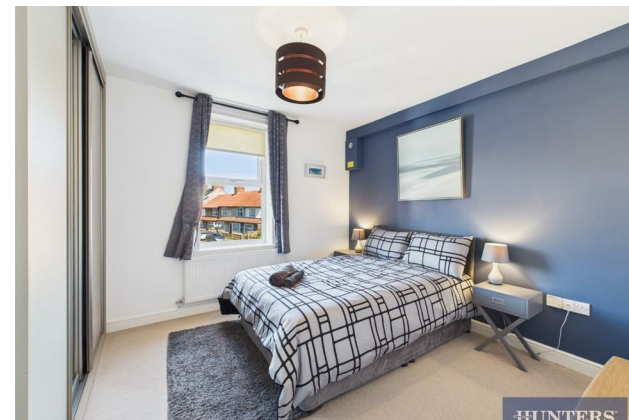
Offered to the market is this first-floor apartment, situated in a contemporary purpose-built development in the sought-after coastal town of Filey. This location offers convenient access to the sandy beach, excellent transport links, reputable local schools, and a wide range of amenities, including a post office, independent shops, pharmacies, and a supermarket.

The property is beautifully maintained and provides comfortable living accommodation throughout. The layout includes a welcoming entrance hall leading to a spacious open-plan kitchen and living area, designed for modern living, with ample space for dining and entertaining. The kitchen is equipped with integrated appliances, including a fridge/freezer and washing machine. Completing the accommodation are two generous double bedrooms, both featuring fitted wardrobes, and a well-appointed bathroom.

Externally, the property benefits from well-kept communal gardens at the front, as well as an allocated parking space and storage box to the rear. Offered with no onward chain, this apartment is perfect for first-time buyers, a coastal retreat, or as a permanent residence.

The property is leasehold with 986 years remaining, an annual ground rent of approximately £459.50 and an approximate annual service charge of £1,533.65.

Contact us today to arrange your viewing!



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Council Tax: C

## 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.

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) A                                 |           | (92 plus) A                                                     |           |
| (81-91) B                                   |           | (81-91) B                                                       |           |
| (69-80) C                                   |           | (69-80) C                                                       |           |
| (55-68) D                                   |           | (55-68) D                                                       |           |
| (39-54) E                                   |           | (39-54) E                                                       |           |
| (21-38) F                                   |           | (21-38) F                                                       |           |
| (1-20) G                                    |           | (1-20) G                                                        |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

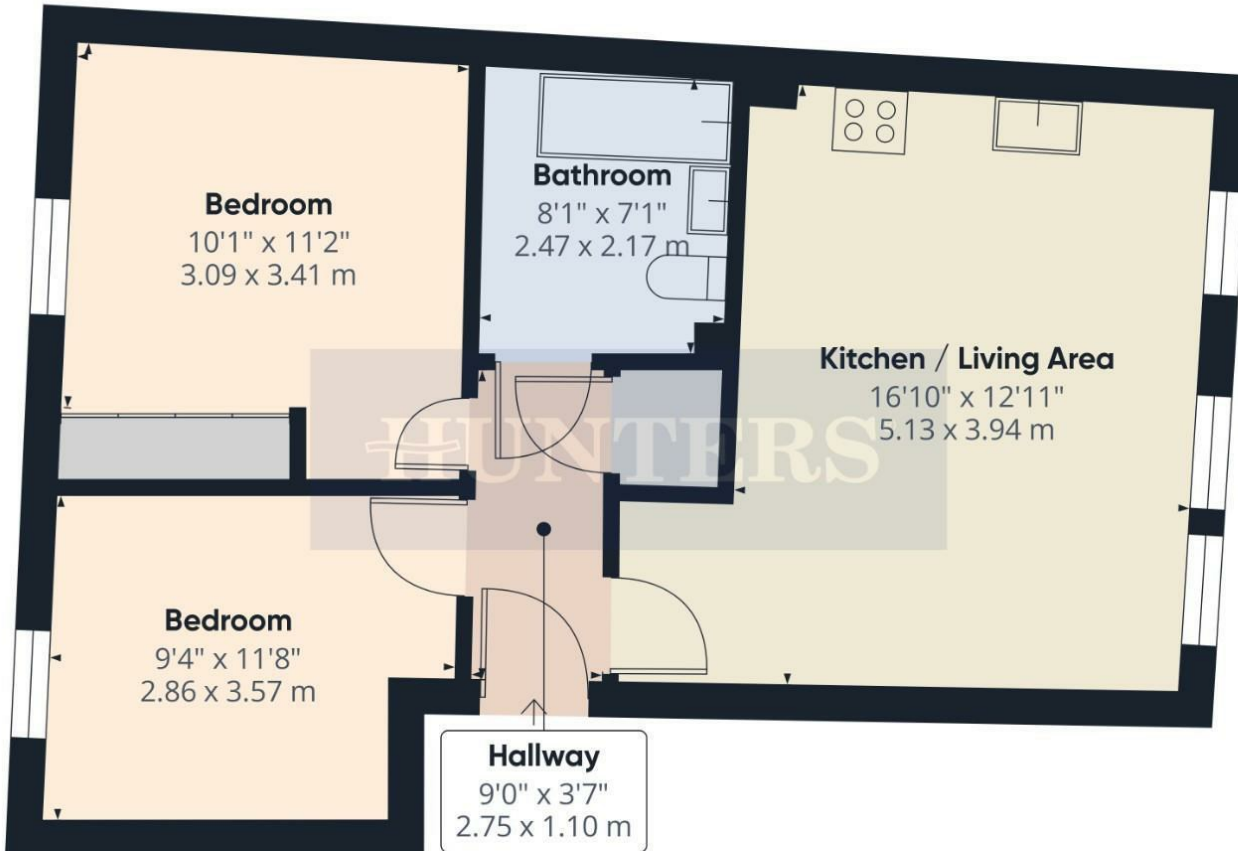
Approximate total area<sup>(1)</sup>  
563.49 ft<sup>2</sup>  
52.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

7a Murray Street, Filey, YO14 9DA

Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>



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

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