



## Chapel Court, West Avenue Filey, YO14 9AB

- For Sale Via Modern Method Of Auction
- One Bedroom
- Buyer Fees Apply
- EPC Grade: C
- Subject to Reserve Price
- Third Floor Flat
- No Onward Chain
- Central Location
- Retirement Accommodation - Over 60's

**By Auction £55,000**



# Chapel Court, West Avenue, Filey, YO14 9AB

## DESCRIPTION

This delightful one-bedroom apartment is situated on the third floor of a purpose-built retirement development in the heart of Filey. Built by the reputable McCarthy and Stone in the late 1980s, the property has been thoughtfully designed to offer both comfort and convenience. Its central location provides easy access to the town centre, local shops, medical facilities, and both bus and train services.

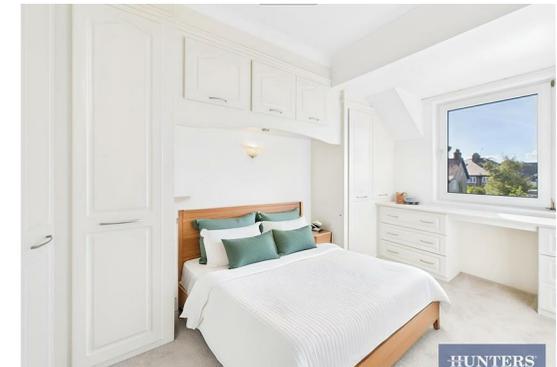
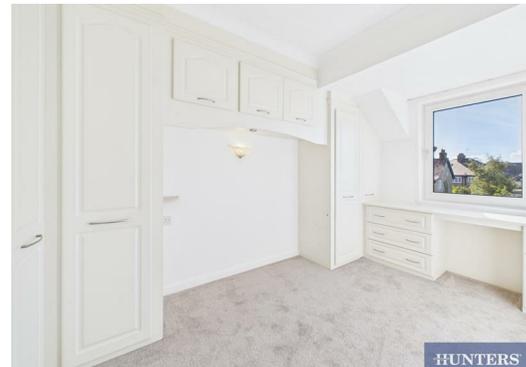
Entry to the apartment is via a secure intercom system leading into a welcoming communal entrance and residents' lounge. A lift and staircase provide access to the third floor, where the apartment enjoys its own private entrance.

The entrance hall features a fitted storage cupboard, ideal for use as a utility space. The generous lounge benefits from a large double-glazed window allowing plenty of natural light and includes an electric fire with surround. An open archway leads to the kitchen, which is fitted with a stainless steel sink and drainer, base units with coordinating work surfaces, matching wall cupboards, a built-in oven, electric hob with extractor hood, and space for a tall fridge freezer.

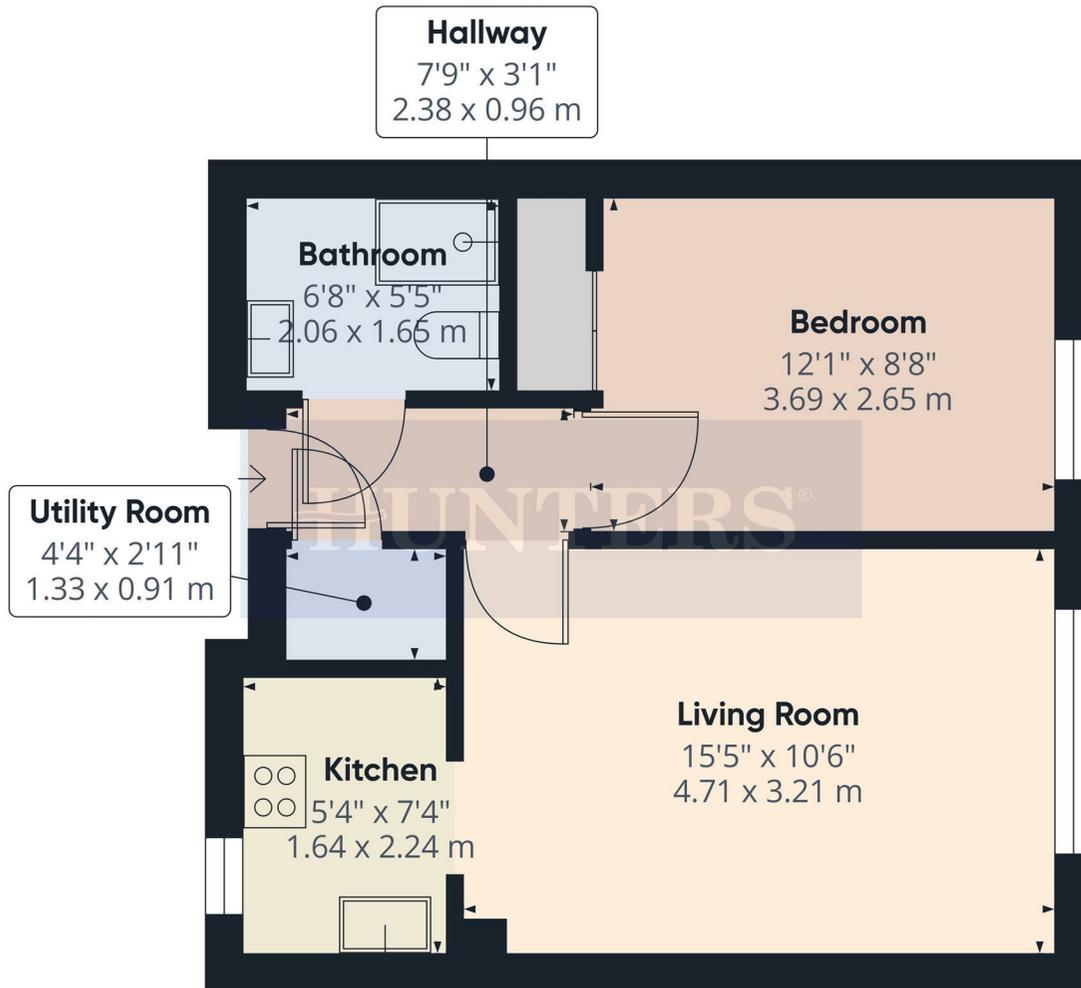
The double bedroom includes built-in wardrobes, providing ample storage, while the shower room is fitted with a corner shower unit, hand basin, and WC.

Residents of the development have access to well-maintained communal gardens, a shared lounge, and a laundrette. On-site parking is available, subject to availability. Additional features include double glazing and electric night storage heating.

With its practical layout, thoughtful design, and central location, this apartment presents an ideal retirement home. Early viewing is highly recommended.







Approximate total area<sup>(1)</sup>  
397 ft<sup>2</sup>  
36.8 m<sup>2</sup>

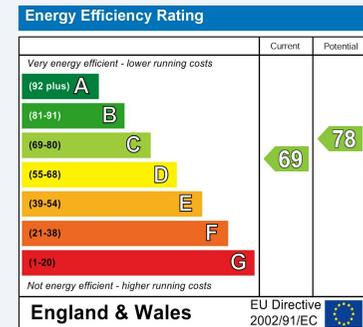
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.

### Viewings

Please contact [filey@hunters.com](mailto: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.