



## Deepdene, Filey

- Ground Floor Flat
- Close To Amenities
- Three Piece Bathroom
- Two Bedrooms
- Communal Gardens
- EPC Grade D
- Sea Views
- Allocated Parking Space

**Offers Over £260,000**

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# Deepdene, Filey

## DESCRIPTION

\*\*\*REDUCED FROM £325,000 FOR QUICK SALE\*\*\*

Hunters are pleased to bring to the market this two bedroom ground floor flat located in the sought after location on Filey beach. The property is conveniently located within close proximity of the town Centre, you have access to regular transport links, as well as a wide array of amenities including independent shops, multiple eateries, a supermarket, two chemists and local schools, as well as being situated on Filey bay for scenic and coastal walks.

The property comprises of a hallway offering storage space and a security system. The spacious lounge benefits from a bay window providing glorious sea views and an electric fire place. The kitchen diner provides wall and base units with an integrated oven and hob, also offering a bay window. There are two double bedrooms and a bathroom suite with wash hand basin, WC and a bath with shower over.

This property has UPVC double glazing and electric heating which the vendor has informed us all radiators have been replaced and the property can be purchased fully furnished.

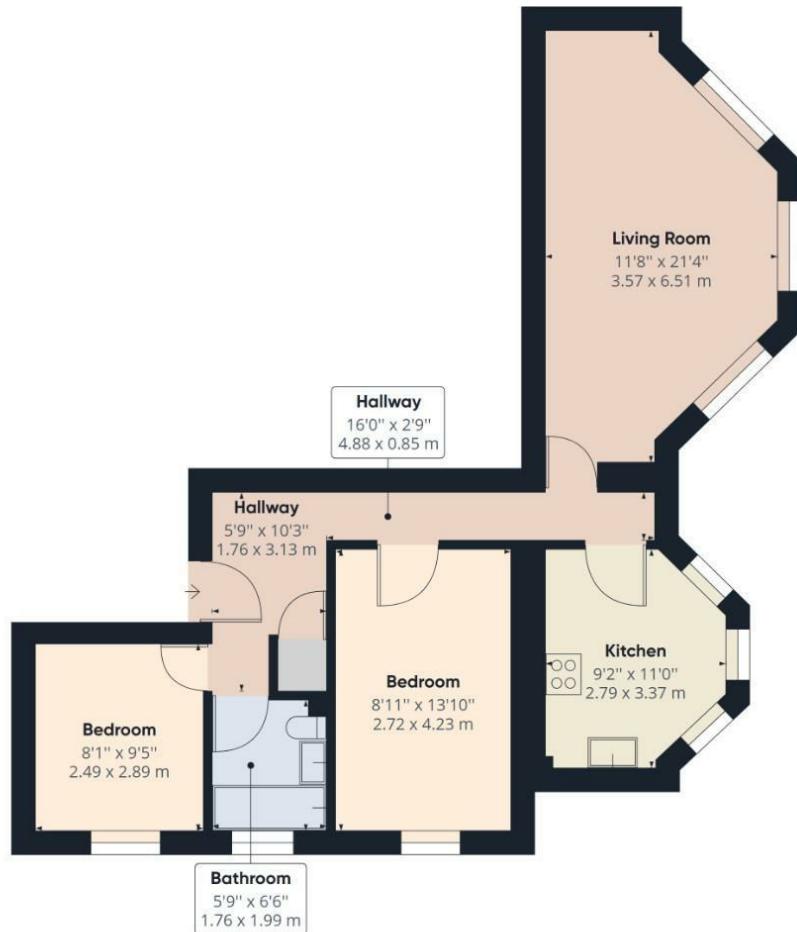
We are informed the property is leasehold with a share of the freehold on a 999 year lease term which started in 1998. The vendor informs us they pay £2,500 per annum. We believe pets and AST are allowed but holiday lets are not permitted.

To the outside are well maintained communal grounds and an allocated parking space.

Call the office to arrange a viewing!







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Approximate total area<sup>(1)</sup>

654.09 ft<sup>2</sup>  
60.77 m<sup>2</sup>

## 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                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 79                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 56                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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.

## 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.

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Tel: 01723 338958 Email:  
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