



## St. Oswalds Court, Filey

- Second Floor Flat
- Contemporary Bathroom & Kitchen
- Central Location
- Two Bedrooms
- Balcony
- EPC: D

Offers Over £150,000

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# St. Oswalds Court, Filey

## DESCRIPTION

Hunters are pleased to bring to the market this two bedroom second floor apartment located in the popular St Oswald's court in the heart of Filey. The property is conveniently situated close to amenities, excellent transport links and local attractions whilst only being a stone's throw away from the award winning Filey beach.

The apartment comprises of a dual aspect kitchen which features modern wall and base units incorporating an electric hob, eye level oven and a fridge freezer. The spacious living room has double doors leading onto the balcony overlooking the communal gardens. There are two generously sized bedroom with the main bedroom featuring built in wardrobes. The three piece bathroom includes a walk in shower cubicle, wash hand basin and a WC.

The apartment is UPVC double glazed and has gas central heating.

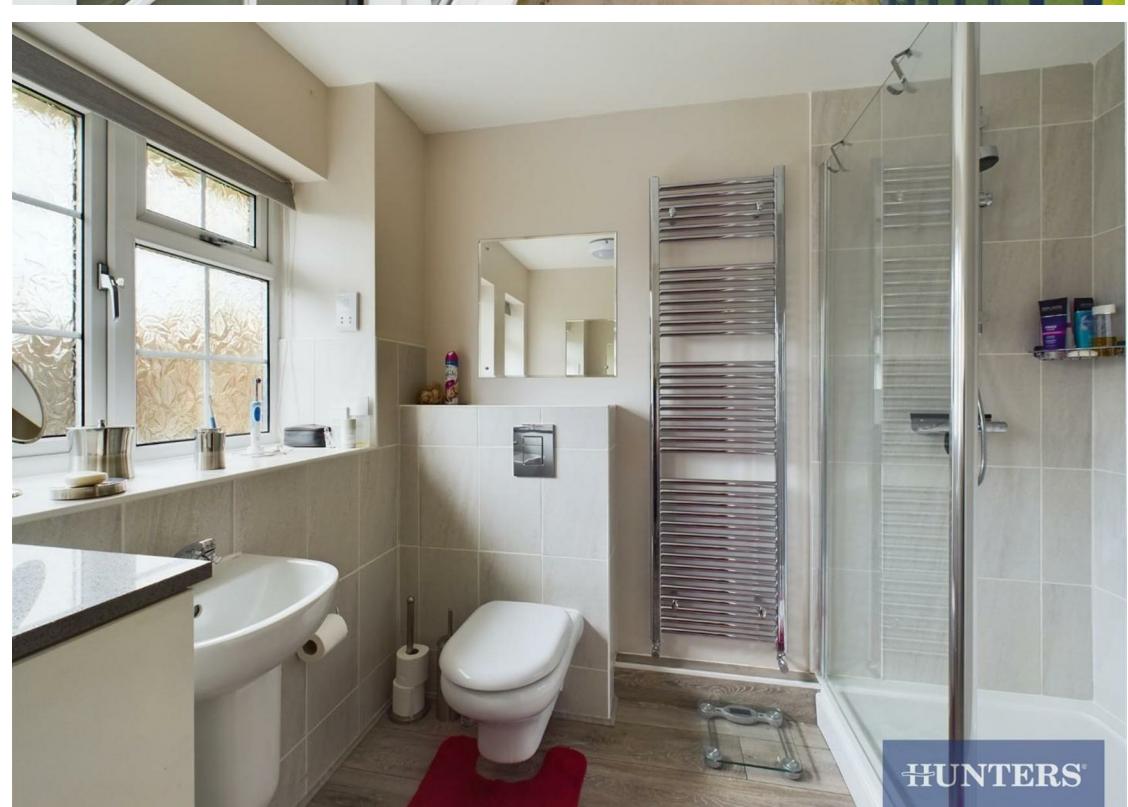
Externally, there are well-kept communal grounds and a garage.

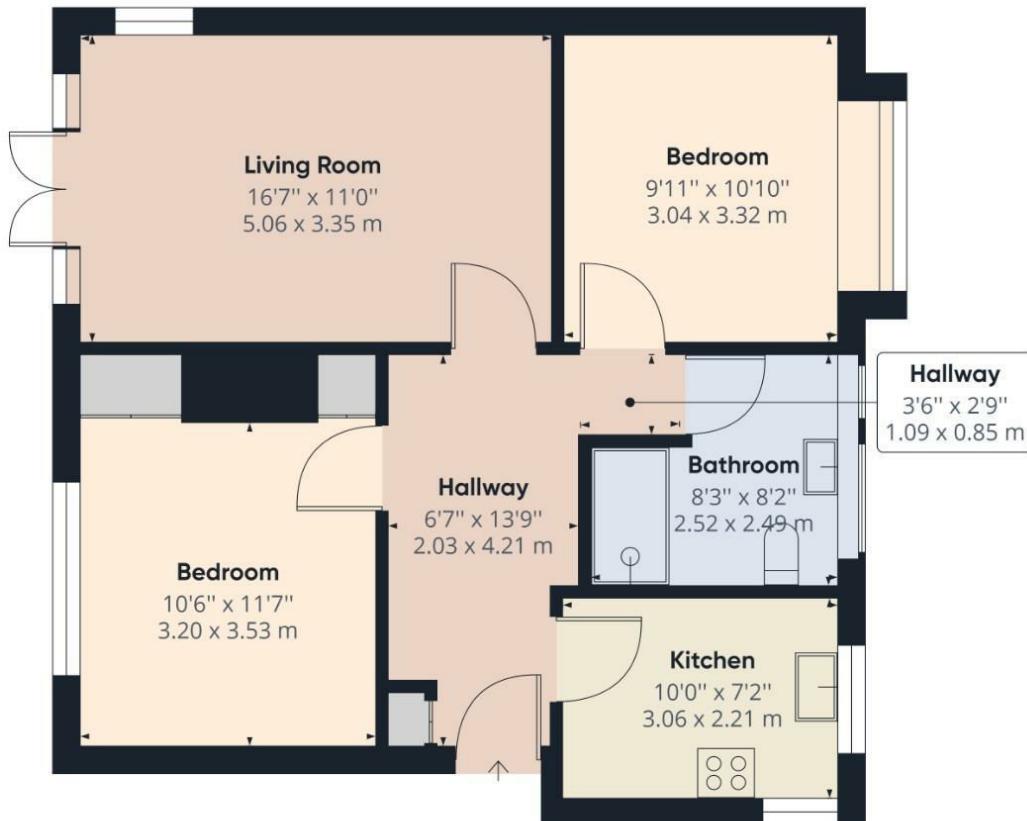
We have been informed by the vendors that the property is Freehold and there is currently an annual service charge of approximately £1,550 with an additional £247.40 for building insurance PA with Nicholsons.

The vendors have also advised that these are likely to increase in 2024. The vendors are not aware of any restrictions in relation to pets or AST, but holiday lets are not permitted.

Call the office today to arrange a viewing!







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Approximate total area<sup>(1)</sup>  
674.88 ft<sup>2</sup>  
62.70 m<sup>2</sup>

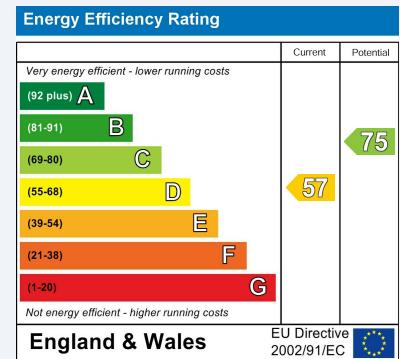
(1) Excluding balconies and terraces

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

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## 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.

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



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