



Vantage Court, South Crescent Road, Filey

- First Floor Apartment
- Modern Interior
- Close To Local Amenities
- Two Bedrooms
- Lift Access
- EPC: B

Offers Over £200,000

HUNTERS®

HERE TO GET *you* THERE

Vantage Court, South Crescent Road, Filey

DESCRIPTION

Hunters are pleased to bring to the market this beautifully presented two bedroom first floor apartment located in Vantage Court which was built in 2017. The property is conveniently situated close to the towns amenities including shops, restaurants, public house, bus and railway stations as well as only being a stones throw away from the award winning Filey Beach.

The property comprises of an entrance cloakroom which leads through to the spacious hallway with doors leading off to: open plan lounge diner offering UPVC sliding sash windows to front elevation, an inset electric feature fireplace and built in cupboards with granite worktops. The contemporary kitchen comprises UPVC pivot sashes to rear elevation, wall and base units with integrated fridge freezer, gas hob, electric oven plus space for a washing machine. There is also an additional space for a dining table or the current owners have utilized as a snug area. There are two double bedrooms with the main bedroom benefiting from UPVC sliding sash windows to front elevation and an en-suite with shower, and the second bedroom featuring built in wardrobes and UPVC pivot sashes to rear elevation. There is a separate bathroom suite incorporating wash hand basin, low level WC and paneled bath with shower over.

Additional features included with the property are: charging point for mobility scooters/electric bikes on landing which is controlled in the apartment, lift access, wide door access, low level light switches and high level sockets, and has gas central heating.

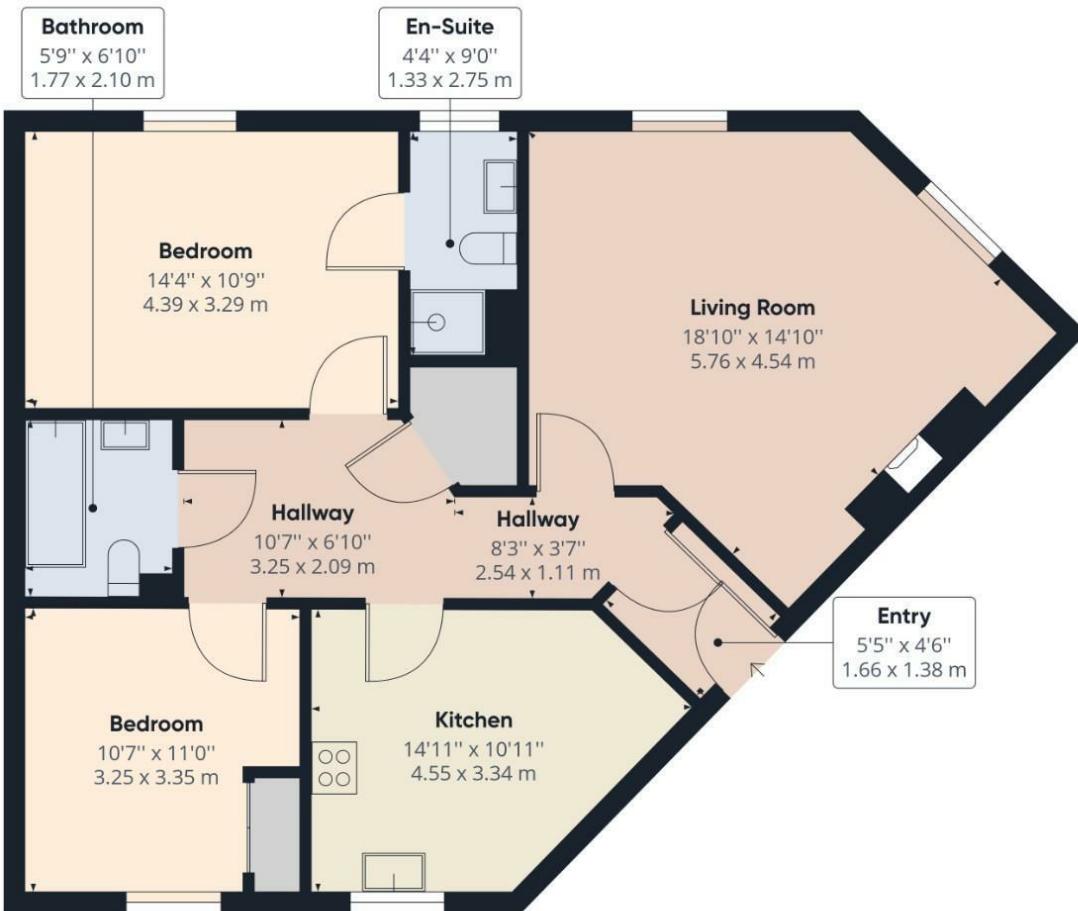
To the outside are communal grounds and a designated parking space.

We have been informed by the vendors that the property is leasehold on a 999 year lease term with approximately 993 years left on the lease, We have also been advised that there is an annual service charge of £820, annual ground rent of £414.33 plus an additional cost of £200 per annum for the communal gardens.

Call us to view!







HUNTERS®

Approximate total area⁽¹⁾
880.85 ft²
81.83 m²

(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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.

7a Murray Street, Filey, YO14 9DA
Tel: 01723 338958 Email:
filey@hunters.com <https://www.hunters.com>



HUNTERS®

HERE TO GET *you* THERE