

OFFICE HOURS:

| | | | |
|--------------------------|---------|----|------|
| Monday to Friday | 9 am | to | 5 pm |
| Saturday | 9 am | to | 3 pm |
| Sunday and Bank Holidays | 12 noon | to | 2 pm |



10 good reasons to choose DMA

- * Open 7 days a week.
- * Prompt efficient service.
- * Coloured photographic details.
- * Free advertising: no sale - no charge.
- * Filey's locally owned independent estate agency.
- * Free market valuation.
- * Free accompanied viewing.
- * Computerised mailing list.
- * Prominent town centre location.
- * Modern walk-round self selection display.

RESIDENTIAL
SALES

DMA ESTATE
AGENTS

COMMERCIAL
SALES

Proprietors: David Mansfield ATTON FNAEA. Elaine ATTON.

Gavin Ashley Mansfield ATTON MNAEA.

www.dmaestateagents.co.uk

ESTABLISHED 1992



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DMA

ESTATE
AGENTS



GROUND FLOOR FLAT 18 CROMWELL AVENUE, FILEY YO14 9AS



Leasehold £99,750

FEATURES

- * One bedroom purpose built ground floor flat.
- * Built in the early 1990's.
- * Conveniently located for most local amenities right in the town centre.
- * Gas fired central heating via a combination boiler (*installed 2006*).
- * Upvc double glazed windows.
- * Modern fitted kitchen and bathroom.
- * Upvc conservatory to the rear.
- * Parking for one car.
- * **Sold with immediate vacant possession.**
- * Viewing is recommended.

ACCOMMODATION IN BRIEF

- INTERNAL: Own Front Door to Entrance Hall. Lounge. Kitchen. Conservatory. Bedroom. Bathroom.
- OUTSIDE: Front forecourt. Parking for one car to the rear.

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Upvc Double Glazed Front Door to:

ENTRANCE HALL

Radiator. Large store cupboard.

LOUNGE

5.64m x 3.25m (18'6" x 10'8")

Attractive 'Living Flame' fire set in a 'Portland' stone effect fire surround. Radiator. Upvc double glazed bay window with vertical blinds.



KITCHEN

3.20m x 2.39m (10'6" x 7'10")

Inset stainless steel sink and drainer. Built-in oven and electric hob with extractor hood above. Integrated 'fridge and freezer. Plumbing for automatic washing machine. Radiator. Gas combination boiler to radiators (*installed 2006*). Base cupboards with worktops. Wall cupboards. Upvc double glazed window with vertical blinds.



UPVC CONSERVATORY

3.66m x 2.44m (12'0" x 8'0")

Vertical and roof blinds.
Radiator.



BEDROOM

3.58m x 2.74m (11'9" x 9'0")

Radiator. Upvc double glazed window with vertical blinds.



BATHROOM

Modern suite in white comprising bath, handbasin set in a vanity unit and wc. Mixer shower over the bath. Shower screen. Radiator. Upvc double glazed window with vertical blinds.

OUTSIDE:

Forecourt. Parking for one car to the rear.

Council Tax Band A.

DIRECTIONS:

From the DMA office follow the one-way system round turning left onto Station Avenue. Turn right at the roundabout onto Station Road and Cromwell Avenue is the second turning on the right. The property is located on the right at the end of the avenue.

Viewing strictly by appointment only through DMA Estate Agents