

**26 Chapel Court, Filey**  
**ENERGY PERFORMANCE**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Full HIP available.

**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



**26 CHAPEL COURT, FILEY YO14 9AB**



**Leasehold £85,000**

**FEATURES**

- \* One bedroom second floor apartment specially designed for retirement.
- \* Conveniently located for all Filey's town centre shops, doctors' surgery and bus and train stations.
- \* Built to a high standard by McCarthy and Stone in the late 1980's.
- \* Electric night storage heating.
- \* Upvc double glazed windows.
- \* Separate kitchen with window.
- \* Lift to all floors.
- \* Launderette and communal Residents' Lounge.
- \* Security telephone to the main entrance doors.
- \* Resident house manager.
- \* Possible parking space (subject to availability).
- \* Viewing is highly recommended.

**ACCOMMODATION IN BRIEF**

GROUND FLOOR: Front Door to Main Communal Entrance Foyer. Residents' Lounge. Lift and stairs to all floors.  
SECOND FLOOR: Own Door to Entrance Hall. Lounge. Kitchenette. Bedroom. Bathroom.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone / Fax: 01723 515527  
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**Front Door via Security Intercom System to:**

**COMMUNAL ENTRANCE FOYER**

**COMMUNAL RESIDENTS' LOUNGE**

**Lift and Stairs to:**

**SECOND FLOOR:**

**Own Front Door to ENTRANCE HALL**

Coats cupboard.

**LOUNGE** **4.78m x 3.20m** (15'8" x 10'6")

Electric fire set in a modern surround. Electric night storage heater. Upvc double glazed window.

**Arch to:**

**KITCHENETTE**

Inset stainless steel sink and drainer. Base cupboards. Wall cupboards over. Electric oven. Extractor hood above. Upvc double glazed window.

**BEDROOM** **3.73m x 2.67m** (12'3" x 8'9")

Electric night storage heater. Wall lights. Fitted wardrobes with mirror doors. Upvc double glazed window.

**BATHROOM**

Corner shower cubicle, handbasin set in a vanity unit and wc. Cupboards. Chrome finish heated towel rail. Tiled walls.

**OUTSIDE:**

Possible parking space (*subject to availability*).

**TENURE**

Leasehold:	Ground Rent:	£200.00	per annum.
	Service Charge:	£1,722.00	per annum (2007/08)
			due September and March each year.

**Council Tax Band B.**

**DIRECTIONS:**

Chapel Court is situated near the DMA office on the corner of West Avenue and Station Avenue.

**Viewing strictly by appointment only through DMA Estate Agents**