

Accessing the property via a communal entranceway coming in via a communal entrance door with an intercom security system, up the stairs to the top floor. On the top floor there is a landing area with storage cupboards and windows to the front and rear with a glazed entrance door into the flat.



Bedroom One 11'4 x 7'4
(3.45m x 2.24m)

A range of built in furniture including two, two door robes, chest of draws, dressing table, mirror and concealed lighting over, Cupboard housing the boiler, cupboard with shelving, cupboard with hanging rails, fitted carpet, bedside cabinets, double glazed window to the side, radiator.

Entrance hall

Coved ceiling, fitted carpet, radiator, built in cupboard housing the electric consumer unit and a cloaks hanging rail, phone for the entry system, smoke alarm, phone point, chrome ceiling light, doors off to all rooms and access to the roof space.



Bedroom Two 11'2 x 10'
(3.40m x 3.05m)

Double glazed bay window to the front, radiator, fitted carpet, LCD Tv wall hook up.

Lounge 16'4 x 10'10
(4.98m x 3.30m)

Coved ceiling, fitted carpet, double glazed window to the side, double glazed French door which lead out to a balcony with raw iron railings at the rear with a view down the ravine towards the sea, double glazed windows to the rear, three radiators, living flame gas fires, wooden fire place with marble style inset and hearth, Tv point.



Bathroom

Low level WC, vanity unit with sink inset, enclosed plumbing and space for a washing machine, wall cabinets, fully tiled walls, recessed halogen spots, corner bath with shower over, extraction unit, ceramic tile floor, two double glazed windows to the front, shower rail and curtain, shaver point, radiator with towel rail, chrome toilet roll and soap holders.

Kitchen 10' x 7'
(3.05m x 2.13m)

A range of modern fitted wall and base units with work surfaces which are a resin composite, built in drainer, Double glazed window to the front and side, part tiled walls, tiled splash backs, chrome extraction hood, gas hob and a fan assisted electric oven, Amtico floor covering, radiator, built in steps to the plinth, built in fridge and freezer.



Loft

Pull down ladder, half boarded with light.

Outside

Communal bin store area at the side.

Garage

Set in separate block with up and over door with light and power, lockable cupboards.

Gardens

Communal gardens maintained under the maintenance agreement.

RATING AUTHORITY-
 Scarborough borough council.
 01723 232323 – BAND B

TENURE

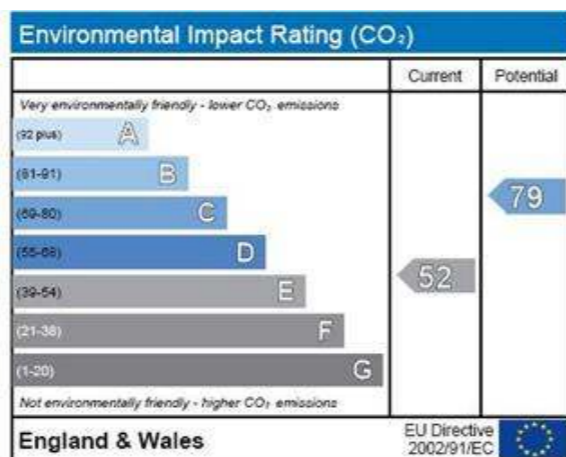
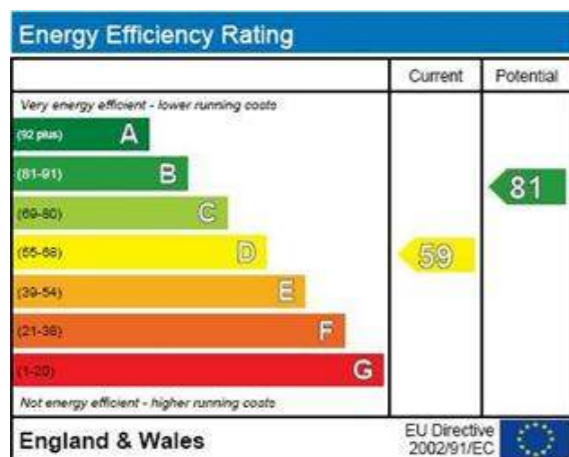
We have been advised that the property is **Freehold**. We are awaiting confirmation from the vendors solicitors

All our measurements are taken using a laser measurer and should not be relied on.

PLEASE NOTE

Although we will endeavour to ensure our property details are reliable and accurate, they should not be relied on as statements or representations of fact and they do not constitute any part of contract. The seller does not make any representation or give any kind of warranty in relation to the property and we have no authority to do so on behalf of the vendor. Services, fittings and equipment referred to in the sales particulars have not been tested unless we state otherwise and no warranty can be given relating to their condition.

We would recommend that all of the information which we provide about the property is verified by yourself or your advisers. Please contact us before coming to view a property. If there is any point of particular importance to you we would be happy to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are planning to travel to view the property. We have not inspected the deeds of the property and therefore any reference or inference to boundaries, rights of way etc are subject to confirmation.



20 ST OSWORLDS COURT, FILEY, NORTH YORKSHIRE, YO14 9EY

We are pleased to offer this top floor purpose built apartment, which is conveniently located for Filey town and Beach Area. The property sits at the top of Filey's Ravine area and offers tree top views from a private balcony. The accommodation is well presented throughout and in brief comprises of: Lounge with access to balcony, Kitchen, Fitted Bathroom and Two bedrooms. The property is gas heated and double glazed and comes with the added benefit of a single garage and parking. The property has use of communal gardens, which are maintained as part of the maintenance agreement. Viewing comes highly recommended. Would suit holiday homeowners.

Asking Price
£154,995

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17 Belle Vue Street, Filey, North Yorkshire, YO14 9HU
 Tel: 01723 516672 Fax: 01723 514610

Email: info@Vickers-estateagents.co.uk web: www.vickers-estateagents.co.uk

Company Registration Number: 6508977 Registered in England