



**West Avenue  
Filey  
North Yorkshire  
YO14**

**Offers in Excess of £69,000**

**bettermove**

# West Avenue Filey

Bettermove are proud to present this 1 bedroom retirement flat in Filey, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with residents parking available.

The council tax band is B.

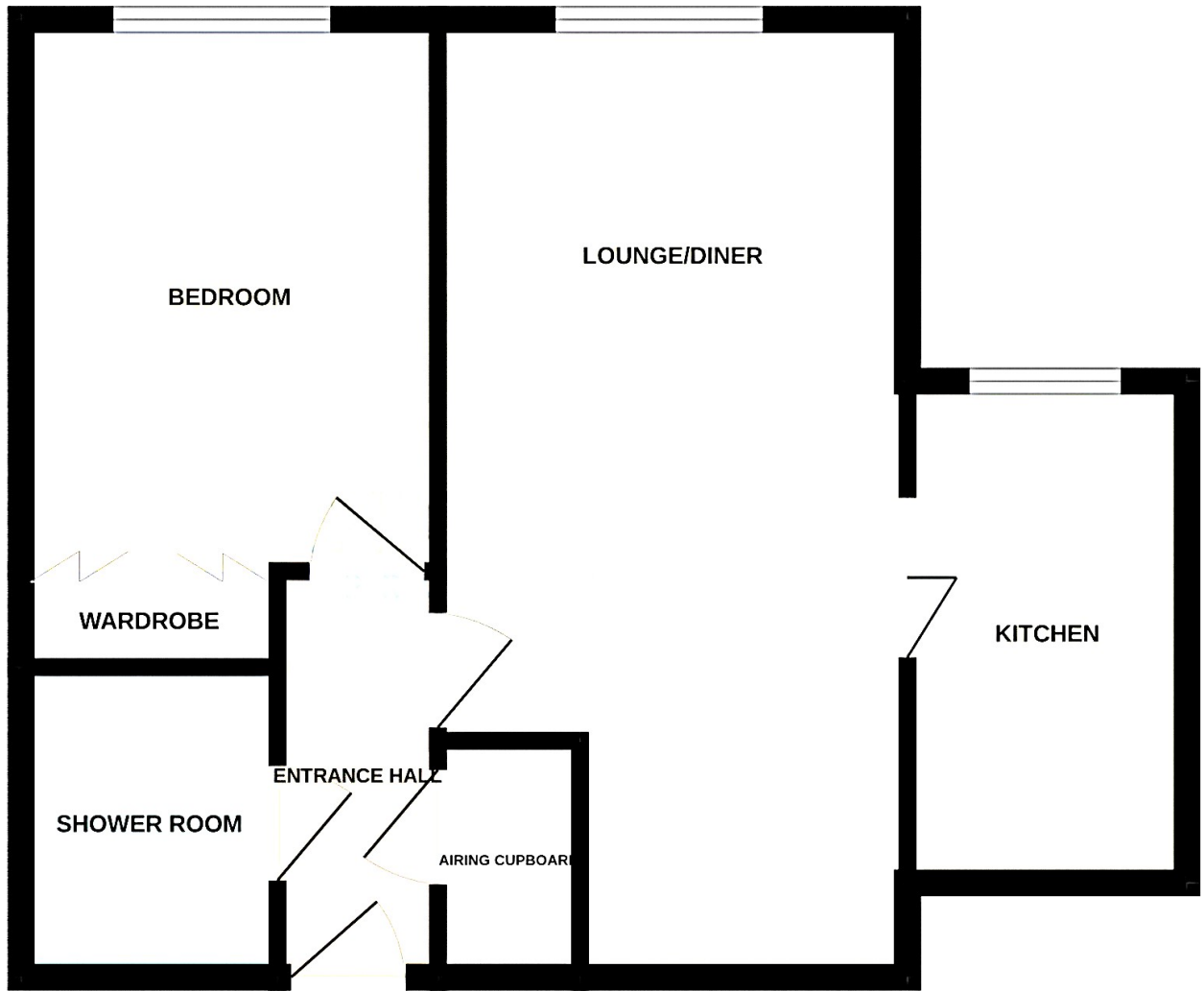
This is a leasehold property with 87 years remaining on the lease; the ground rent is £437.62 per annum, and the service charge is £1,476.83 half yearly.


The interior of this well presented, first floor property comprises a spacious living/dining room, fitted kitchen, double bedroom, and a shower room. The property further benefits from a part-time site manager, residents lounge, and laundry room.


Located in the popular coastal town of Filey, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Filey train station, a variety of local bus routes, and quick access to the A165.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	83	84
	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	74	76
	EU Directive 2002/91/EC 	



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