



18 Royal Crescent Court The Crescent, Filey YO14 9JH
Offers In The Region Of £300,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Spacious Ground Floor Freehold Apartment (1441 sq.ft.) located on Filey's Iconic Crescent
- Generous Lounge with raised viewing area providing side views of the sea
- Modern Kitchen and bathroom appointments
- Parking offered on a first come first served basis
- Well located for Filey town and the beach
- Viewing Highly recommended to appreciate the space and setting, By appointment only.

+++ CPH are pleased to offer to the market this light and spacious and very well laid out, ground floor Freehold apartment located on Filey's Iconic Crescent, which has been much improved by the current vendors in recent years which includes works to both the plumbing and electrics.

Offering three double bedrooomed accommodation (1,441 sq.ft. approx) and having the benefit of south facing master bedroom and lounge with side views to the sea. The property also has gas heating from both private and communal boilers.

The apartment is part of a managed building which features a live-in caretaker, Laundrette and parking on a first come first served basis to the rear of the building. The property should appeal to a variety of purchasers both as a private and or holiday residence. The property cannot be holiday let.

With modern Kitchen and bathroom appointments, the apartment is well presented throughout and viewing is highly recommended and a must to appreciate the property on offer. Viewings are by appointment only. +++

The traditional seaside resort of Filey is an ideal coastal location for young families or anyone looking for a fine stretch of good sand for walks, playing in the sand, kite flying or even horse riding. The glorious 5-mile stretch of golden sand stretches from the rocky peninsula of Filey Brigg in the north down to Bampton, home to an RSPB reserve. At low tide, a quarter-mile width of sand is exposed. Visitors will find plenty of good rock pools to explore along this stretch. The promenade running along the seafront features a series of artworks inspired by the local natural heritage and Filey Brigg which is a good spot for birdwatching and marks the start of the Cleveland Way coastal walk and the end of The Wolds Way.

Please call our friendly team on 01723 352235 for further enquiries and to book a personal viewing.





Accommodation

Ground Floor

Communal Entrance

The entrance is best approached from the south wing door, which is located off Southdene and leads into a communal entrance hall, which offers access to this ground floor apartment. A door also leads from the hall, out to the rear of the building and parking area.

Private Entrance Hall

Spacious Hallway which could also be used as a dining hallway due to the generous proportions. With Built in cloaks cupboard with space over and door off to the cloakroom. Opening into the reception hall with two useful, built in cupboards and doors off to the cloakroom, Lounge, Kitchen, all bedrooms and bathroom. With Two central heating radiators. *Please Note: A loft hatch is situated in the hall, and has the benefit of lighting, and until recently, the owners did have planning permissions to extend into the loft space and a layout change amongst other aspects which also passed the Planning Committee, was "Addition of an En-Suite bathroom. (plans available for inspection during viewing).

Cloakroom WC

Briefly comprising a two piece white coloured suite with pedestal hand wash basin, low suite WC and extractor fan. Central heating radiator.

Lounge

18'8" x 16'8"
A light room of generous proportions. Ornamental Adams style feature fireplace. Television point. An elevated Dias area in the corner of the room provides sea views over Crescent Gardens to Filey Bay from a feature 'corner window' with semi-circular seating area, with a further two windows looking Southward to the side of the building, and Southdene. Two central heating radiators

Kitchen

16'4" x 6'10"
A well laid out, Galley style kitchen with Laminate flooring in a light wood style finish with part tiling to the walls and a range of modern fitted floor and wall units, worktops and stainless steel sink unit with window over which looks out to the rear of the property. Built in electric double oven with ceramic style hob and canopy over. Integrated fridge/freezer and automatic washer/dryer. Plumbing for a dishwasher. Spotlighting. Electrically heated towel rail.

Bedroom One

18'8" x 13'5"
Two windows looking southward to the side of Royal Crescent Court and Southdene which offers a 'glimpse of the sea'. Corner situated Pedestal hand wash basin. Television point. Two central heating radiators.

Bedroom Two

19'4" x 11'5"
Two large windows looking to the rear of the property. Corner situated Pedestal hand wash basin. Built in airing cupboard, housing a gas fired boiler which provides domestic hot water and central heating. Central heating radiator

Bedroom Three

16'4" x 11'5" maximum measurements
Bay windowed area (looking to the rear of the property) with vanity unit housing a hand wash basin. Central heating radiator.

Bathroom

10'5" x 9'2"
Modern four piece white coloured suite comprising a separate shower cubicle with electric shower fitting and extractor fan over, good sized bathtub with mains mixer shower fitting over, low suite w.c. and vanity unit hand wash basin. Laminate flooring in a washed oak finish. Spotlighting. Wall mounted electric fan heater and centrally heated towel rail. Loft access hatch.

Outside

Approached via the south wing door on Southdene and use of the communal parking area to the rear of the building offered on a first come, first served basis. Also included in a sale, are two good sized metallic fixed storage units, situated in the basement and used for storage purposes. The basement also houses a gas boiler, which fires the communal heating systems throughout the building and to the apartments (in part). Owners can also enjoy the use of a launderette (commercial size), also situated in the basement of the building.

Tenure

The property is believed to be freehold (subject to a shareholder arrangement, where owners each have a share in the management company, Bay Courts Filey Ltd). Nicholsons (Filey) are retained as managing agents. All matters of tenure are subject to verification and clarification in a contract of sale. Current management fee is approx £1,670.92 per quarter which takes in to count substantial planned improvement works. Nicholsons Filey can be contacted to confirm these charges in detail to prospective purchasers. The property has the added benefit of an On site caretaker.

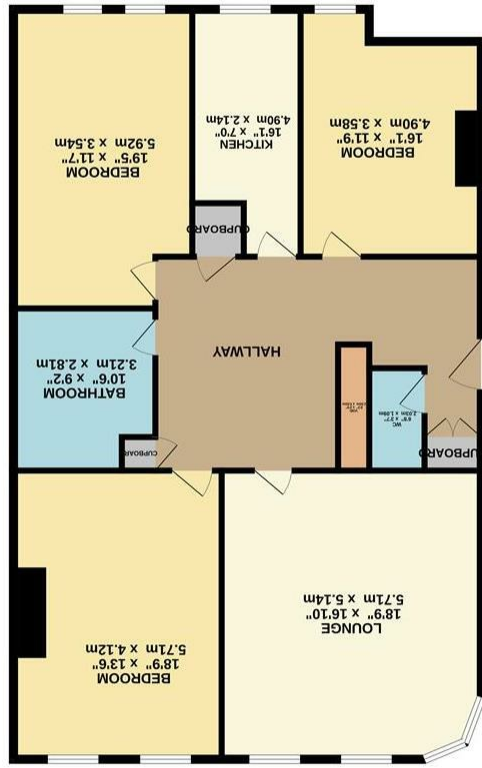
Council Tax and EPC

Council Tax BAND - C (North Yorkshire Council)
EPC rating - D = 67

Details Prepared By/ Date
GV 03/02/2023



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



GROUND FLOOR
 1441 sq.ft. (133.9 sq.m.) approx.

TOTAL FLOOR AREA: 1441 sq.ft. (133.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, openings and appliances should be regarded as approximate and should be used as such by any prospective purchaser. The architect, engineer and agencies should have no liability and no guarantee as to their operation or accuracy. C2024

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Not energy efficient - higher running costs	
Current	79
Potential	67

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
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Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	

