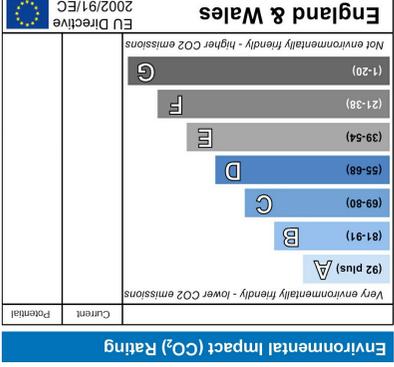
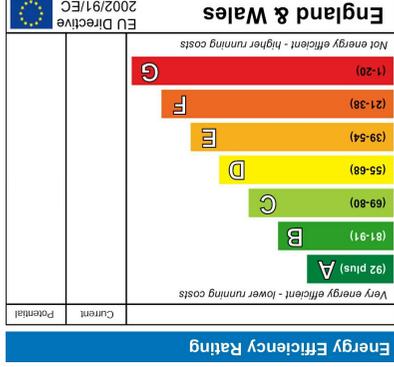
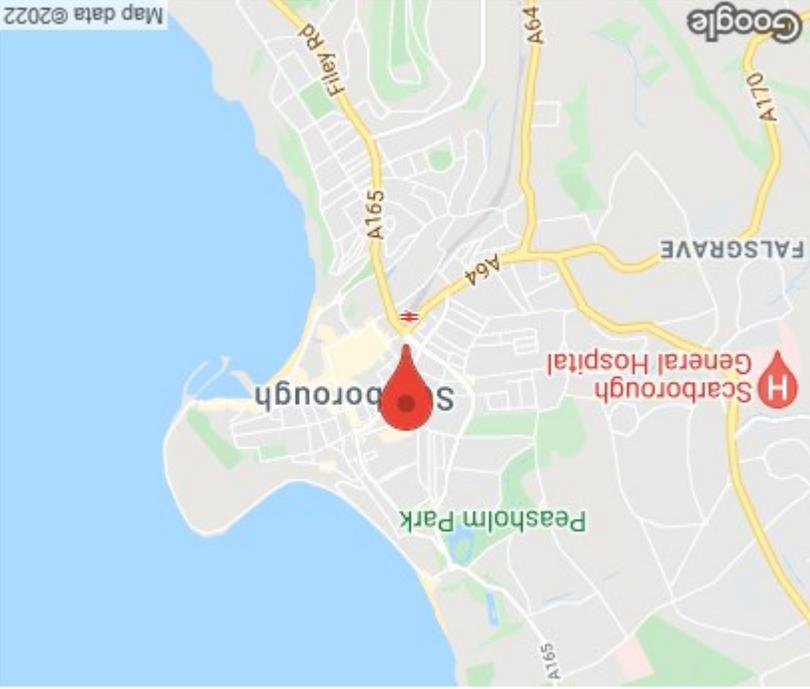


NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox, ©2021



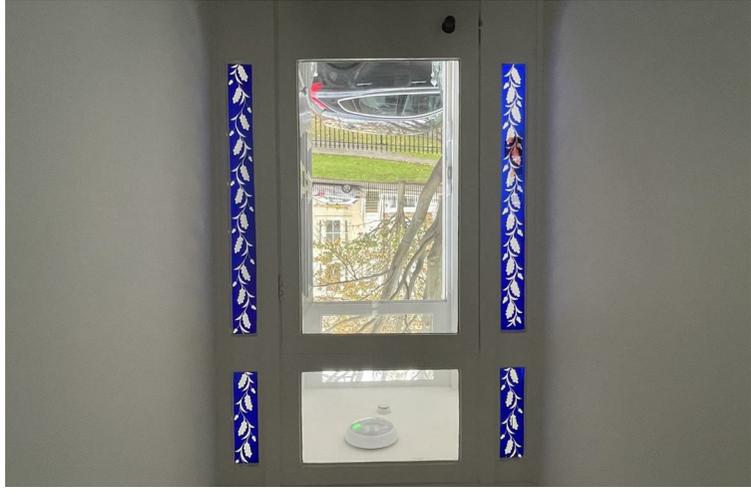


25 Alma Square, Scarborough YO11 1JR
Guide Price £470,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

- BLOCK OF FIVE ONE BEDROOM APARTMENTS
- IDEAL INVESTMENT OPPORTUNITY- POTENTIAL TO GENERATE APPROX £33,000 PA ON AST'S (POTENTIAL TO GENERATE MORE AS HOLIDAY LETS)
- MODERNISED THROUGHOUT AND IN EXCELLENT DECORATIVE ORDER
- LOCATED CENTRALLY WITHIN SCARBOROUGH EPC BAND AS
- FREEHOLD AVAILABLE IF REQUIRED

+++CPH are delighted to be presenting to the market this IDEAL INVESTMENT OPPORTUNITY. A BLOCK OF FIVE, REFURBISHED ONE BEDROOM APARTMENTS, which do have the potential to generate approximately £35,000 PER ANNUM (gross income if let on AST's and potentially more as HOLIDAY LETS). The apartments occupy a SOUGHT AFTER TOWN CENTRE LOCATION and can be sold with VACANT POSSESSION and the FREEHOLD. All five apartments are on 999 year leases. Utilities and services to each apartment are separate and we have not been made aware of any restrictions, the maintenance agreement in place is yet to be confirmed but will be approximately £600 per annum with a ground rent of £50 per annum. The apartments have been refurbished to an excellent standard throughout with modern kitchens and bathrooms. The property is divided into five apartments comprising on the basement level; an entrance hall with a door into a feature lounge with a bay window, modern style fitted kitchen, double bedroom with a three piece shower en-suite leading off. Flat 1 comprises; entrance hall with storage, a bay fronted lounge, modern fitted kitchen, a double bedroom with built-in storage and an en-suite modern shower room. Both Flat 2 and 3 comprise; entrance hall, an open plan lounge/kitchen fitted with modern units, a double bedroom with built-in storage and en-suite shower rooms. Furthermore, Flat 4 comprises; entrance with stairs to the top floor and a half landing providing a modern three-piece bathroom suite. On the top floor lies a landing, an open plan lounge/kitchen with modern units and a double bedroom with built-in storage.





GARDEN APARTMENT:

Entrance Hall
24'11" x 6'7" max

Lounge
17'5" max into bay x 14'1"

Kitchen
11'10" x 6'7"

Bedroom
12'2" max x 9'10"

Bathroom
12'2" max x 5'7"

FLAT 1:

Entrance Hall

Lounge
17'9" max x 13'5" max

Kitchen
13'1" x 6'3"

Bedroom
11'10" max x 9'10" max

Shower Room
11'2" x 5'3"

FLAT 2:

Entrance Hall.

Lounge
16'5" max x 13'5"
Open plan to:

Kitchen
13'9" x 4'11"

Bedroom
11'6" max x 10'10"

En-suite Shower Room

FLAT 3:

Entrance Hall..

Lounge.
16'5" max x 13'5"
Open plan to:

Kitchen.
13'9" x 4'11"

Bedroom.
11'6" max x 10'10"

En-suite Shower Room.

FLAT 4:

Entrance Hall..
With stairs and a half landing to:

Bathroom
6'7" max x 6'3" max

Landing

Lounge/Kitchen
17'1" max x 14'1" max

Bedroom
15'1" x 9'10" max

OTHER:

Tenure
The apartments will be assigned 999 year leases upon completion and we have not been made aware of any restrictions, the maintenance agreement in place is yet to be confirmed but will be approximately £600 per annum with a ground rent of £50 per annum.

Details Prepared
TLPF/111121

