



28 Esplanade Gardens, Scarborough YO11 2AP
Offers In The Region Of £360,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- Semi Detached Property Set over four floors
- Divided as Four One bedroom apartments (please read the description)
- Garden to the rear and side
- Single Garage
- Popular South Cliff Location
- Should suit a variety of purchasers including Investment, holiday lets, Multigenerational etc
- With a potential income in excess of £27k per annum as residential lets but this could be more as holiday lets.

CPH are please to bring to the market this Semi detached property Which is set over Four floors, Currently divided as a ground floor one bedroom apartment linked with a further lower ground floor one bedroom apartment. These are divided by a staircase leading from the kitchen on the ground floor flat but does also benefit from its own entrance to the rear on the garden level. These two flats are currently been utilised as a maisonette by the current Vendors but could easily be used as two separate units (subject to the relevant checks with the local authority and meeting the necessary regulations).

Accessed from a communal entrance hall on the ground floor and up a staircase to the first floor landing flat 2 can be found. This is a Generous self contained, one double bedroom unit with bay fronted lounge, a double bedroom with wc, a separate kitchen and bathroom. This unit has its own service meters and registered separately for council tax (band a). This unit has previously been let on a shorthold tenancy at the rate of £525 pcm but is currently vacant.

Accessed via a communal entrance hall with stairs from the first floor upto the second floor, flat 3 can be found. This is a generous self contained One bedroom unit with Lounge, a double bedroom, separate bathroom and kitchen. This unit has its own service meters, is registered separately for council tax (band a) and is currently let on a 6 month shorthold tenancy with the current tenant paying £525 pcm. This tenant is happy to either stay in situ or has been given the terms to vacate if required.

The property Benefits from a single Garage to the side and a garden to the rear and side which is laid mainly to lawn and can be accessed from the side or from apartment 1b.

In our opinion the property should interest a variety of purchasers including investors looking for an investment block which could generate in excess of £27,000 pa if each unit was separately let. This is made up as lower ground floor garden flat @ £650.00 pcm, the ground floor flat @ £550 First floor flat at £525 pcm, second floor flat @ £525 pcm.

The property is currently still on one title. As the block is offered as a whole, occupation while generating an income, holiday suites, Multigenerational living or a mixture of the above could be possible but purchasers should make their own enquiries when exploring these possibilities.

Properties of this nature are seldom found on the market and we expect it to generate a lot of interest so early viewing is advised and strictly by appointment with Ourselves.

Being located on Scarborough's Esplanade Gardens, means the apartments afford excellent access to a wide range of attractions and amenities including The Esplanade and Clock Tower, Italian Gardens, Ramshell Shopping Parade, Spa and Conference Centre, Golf Course, Sports Centre and gym not to mention Scarborough Sea front.





Communal Entrance
With Main entrance door leading into an entrance vestibule with Entrance door to apartment 1a and door leading upto the first floor and to flat's 2 and 3.

Flat 1a (Ground Floor)
Entrance door leading to an entrance hall with doors off to all rooms.

Lounge
20'11" x 14'1"

Bedroom with mezzanine level above
18'4" into bay x 14'5"
staircase to mezzanine above, door to ensuite bathroom.

Ensuite bathroom
9'10" x 4'11"

Dining Kitchen
19'0" x 11'9"
Opening to staircase leading down to flat 1b

Flat 1b (lower ground floor)
Inner hallway with staircase leading from flat 1a.
Doors off to all rooms.

Lounge
18'4" into bay x 14'5"
With access door which also leads out to the garden

Kitchen
11'5" x 8'2"

utility room
9'2" x 7'10"

Storage area
7'2" x 5'2"

Bathroom
5'6" x 3'7"

Rear Lobby
5'6" x 3'7"

WC
4'3" x 2'11"

Flat 2 (First Floor)

Lounge
20'11" into bay x 15'1"

Kitchen
7'6" x 6'2"

Bedroom
15'1" x 15'1"

WC (in bedroom)
4'7" x 3'11"

Bathroom
7'6" x 5'2"

Rear storage room shown on first floor floorplan (total measurement for the area of 12'1" x 11'9")
This is currently used as a store area for the current vendor. It is arranged as a small entrance lobby with a room to the left 1.7 x 1.0, a small store cupboard and door leading into a room which measures 3.6 x 2.7. (Total measurement for the area of 3.7 x 3.6)

Flat 3 (Second floor)

Lounge
17'8" x 15'1"

Kitchen
12'9" x 7'10"

Entrance hall
8'2" x 3'3"

Bedroom
15'1" x 14'9"

Bathroom
8'2" x 4'3"

Outside
Outside the property to the front is a forecourt area with steps leading to the main entrance door. To the side of the property is a single Garage and strip of garden. And to the rear is a garden laid mainly to lawn with fence boundaries.

Tenure
The Property is Freehold

Details prepared by/ Date
GV 13/01/2024

Council tax.
The current council tax liabilities are made up as follows;
Ground floor flat 1a band a, lower ground floor garden flat 1b band b, the first floor flat 2 band a, and the second floor flat 3 band a.

EPCS
Flat 1 - G Flat 2 - C Flat 3 - E.

Interested? Get in touch:

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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



What 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 error, omission 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.
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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
Not energy efficient - higher running costs	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	Potential



Map data ©2024