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Estate Agents

Kingsley House Marine Parade

Saltburn-By-The-Sea, TS12 1DP

£975,000

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Showcasing picture-perfect views of Saltburn's iconic coastline & Huntcliff, an extremely rare opportunity to acquire a fully freehold Grade II Listed block of 6x apartments, all currently tenanted on an AST basis.

Being one of a very few fully freehold buildings remaining on the highly sought after, picturesque Marine Parade, Kingsley House is located on the East side of the promenade, boasting sea & country views including the Cleveland Way, coastline & clifftops. Forming part of the iconic 6-storey buildings; one of the most recognisable structures of Saltburn as you drive in to the Victorian Spa Town from the East side, the building was awarded a Grade II Listing along with its neighbouring properties & wrought iron railings back in 1999.

Recently externally repainted, and with the communal hall fully refurbished in 2022, the building has been maintained to an excellent standard. With all 6x apartments tenanted on an Assured Shorthold Tenancy basis, Kingsley House currently provides a gross rental yield of 4.71% (based on a purchase price of £975,000).

With one apartment per floor, the building offers spacious & desirable apartments with show-stopping views from each floor. Sold as one block, rather than individual units, the building offers investors / developers the chance to gain a ready-made rental portfolio whilst retaining a very rare freehold block in a highly desirable location.

Tenure Details: Freehold, Grade II-Listed Block of Apartments.

Council Tax Band: Band B for all Apartments.

EPC Ratings:

Flat 1 - D-Rating.
Flat 2 - D-Rating.
Flat 3 - D-Rating.
Flat 4 - E-Rating.
Flat 5 - C-Rating.
Flat 6 - D-Rating.

Flat 1 (Basement Apartment)
Accessed via separate steps leading down to the apartment.

Living Room (6.67m x 5.27m / 21'10 x 17'3)
- Carpeted. Cast-iron ornamental fireplace & traditional fire surround. Wooden sash bay window. Wooden door to the front elevation. Open access to the Kitchen.

Kitchen (5.19m x 2.03m / 17'0 x 6'7)
- A range of wall, base & drawer units. Integrated electric oven & hob. Extractor hood. Integrated dishwasher. Breakfast bar. Laminate flooring. Radiator. Access to Pantry / Utility Space.

Pantry Utility Space (2.56m x 1.83m / 8'4 x 6'0)
- Wooden window. Wall-mounted combi-boiler.

Bedroom One (5.04m x 3.62m / 16'6 x 11'10)
- Wooden sash window to the rear aspect. Carpeted. Radiator.

Bedroom Two (3.62m x 2.24m / 11'10 x 7'4)
- Wooden sash window to the rear aspect. Carpeted. Radiator.

Bathroom (3.57m x 1.65m / 11'8 x 5'4)
- Panel bath with shower above. Glazed shower screen. Pedestal hand basin. Low-level W/C. Tiled walls. Vinyl flooring. Recess space with vanity unit. LED downlighting. Extractor fan.

Communal Hall
Recently refurbished, a light & airy communal hall with main staircase leading to all apartments. Integrated heat & smoke alarm control panel for the full building. Access to the rear elevation, and the basement apartment below.

Flat 2 (Ground-Floor Apartment)
Accessed from the ground floor of the communal hall.

Living Room (6.71m x 5.27m / 22'0 x 17'3)
- Victorian coving, ceiling cornice & picture rail. Wooden sash bay window showcasing spectacular views of Saltburn's coastline & Huntcliff. Feature tiled fireplace. Laminate flooring. Radiator.

Kitchen (3.66m x 2.10m / 12'0 x 6'10)
- A range of wall, base & drawer units. Laminate worktops incorporating stainless steel 1 1/2 bowl sink with single drainer & mixer tap. Integrated electric oven & gas hob. Extractor hood. Tiled splash-backs. Sash window to the rear aspect. Tiled floor. Space for under-counter fridge & freezer.

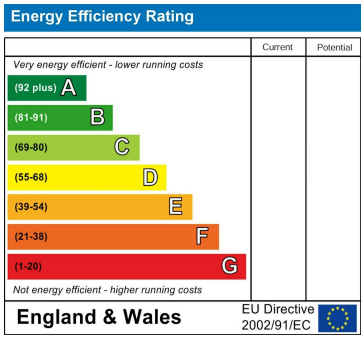
Bedroom (3.41m x 3.22m / 11'2 x 10'6)
- Wooden sash window to the rear aspect. Fitted wardrobe. Laminate flooring. Radiator.

Bathroom (2.67m x 1.75m / 8'9 x 5'8)
- Panel P-shaped bath with shower above. Glazed shower screen. Low-level W/C. Pedestal hand basin. Tiled walls. Storage cupboard. Vinyl flooring. Extractor fan.

Area Map

Floor Plans

Energy Efficiency Graph



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