



ESTATE AGENTS AND  
CHARTERED SURVEYORS

29 Westbourne Grove, Scarborough YO11 2DN

Guide Price £195,000

# 29 Westbourne Grove, Scarborough YO11 2DN

- ❖ INVESTMENT OPPORTUNITY
- ❖ THREE SELF CONTAINED APARTMENTS
- ❖ CURRENTLY FULLY TENANTED
- ❖ SOLD WITH NO ONWARD CHAIN
- ❖ POPULAR SOUTH CLIFF LOCATION

CPH Commercial are delighted to offer this investment opportunity to the market which will no doubt appeal to a number of buyers. The property is located on Westbourne Grove and comprises a complete block of 3 self contained apartments set within a desirable location within close proximity to numerous amenities, the town centre and south bay whist having regular bus transport links for commuting in and out of town. All the apartments are currently let out with a total occupancy of around 6 years between them and bringing in an income of £18,000 with the current asking price offering a Return On Investment of just over 8%. Viewing is highly recommended to appreciate the opportunity on offer and can be arranged through our friendly office team on 01723 352235 or via [www.cphproperty.co.uk](http://www.cphproperty.co.uk) on our 24/7 live chat facility.

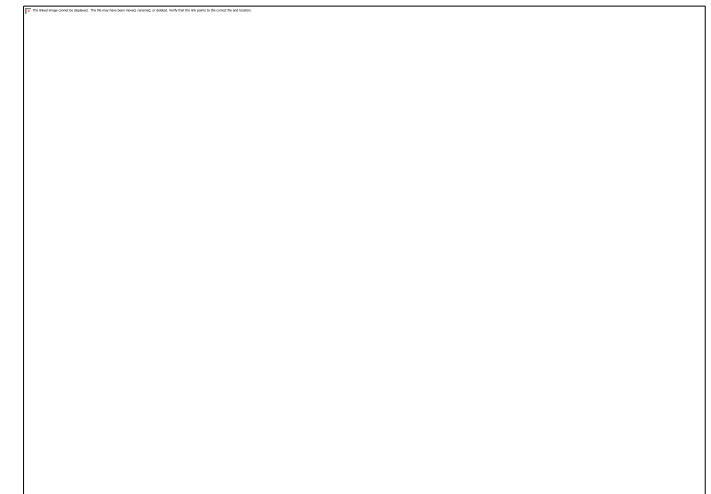
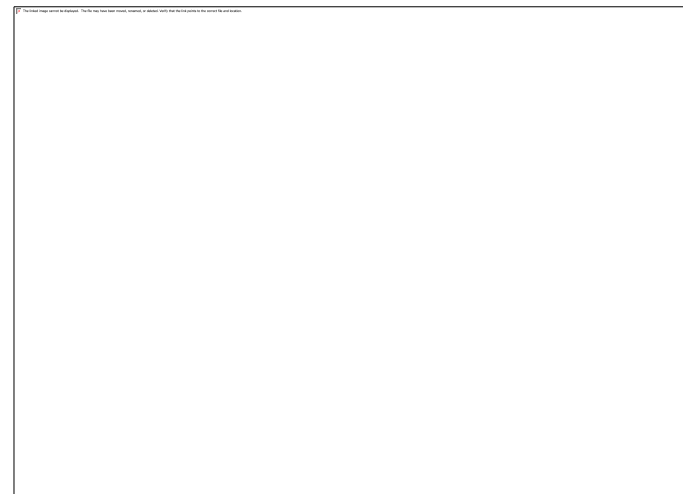
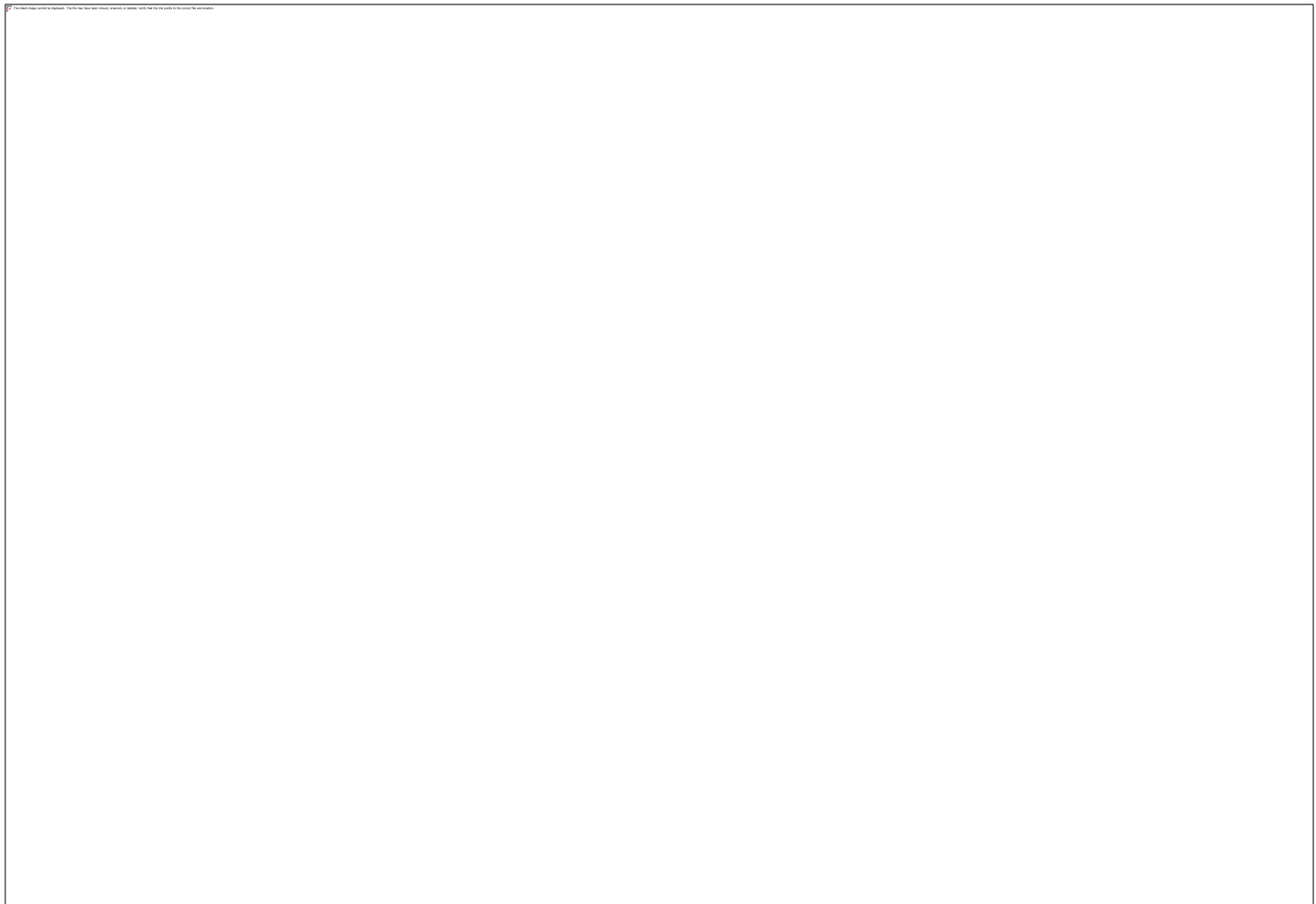
## LOCATION:

Scarborough is an established commercial, tourist and retail centre, lying approximately 40 miles east of York with a population of in the region of 81,000 people and a district population of around 110,000 persons (Sources: ONS and Focus). The town is adjacent to the North Yorkshire Moors National Park and is one of the principal resorts on the north east coast, attracting an estimated 7 million visitors a year. More precisely, the property occupies a position on Westbourne Grove, a desirable address within the prestigious South Cliff are of Scarborough offering access to a wealth of amenities and having Scarborough's Town Centre, Esplanade and South Bay all within close proximity.

## DESCRIPTION:

The property is set within a terrace of homes offering three self contained apartments set over four floors and providing front and rear yard/gardens.

## THE FLATS:



**FLAT ONE:**

Currently tenanted at £460pcm to include water bill.  
Lounge, Bedroom, Kitchen, Bathroom. Access to enclosed rear yard with workshop.

**FLAT TWO:**

Currently tenanted at £450pcm to include water bill. Lounge, Bedroom, Shower Room and Kitchen.

**FLAT THREE (NOT INSPECTED):**

Currently tenanted at £450pcm to include water bill. Lounge, Bedroom, Shower Room and Kitchen Also has the added benefit of access to an occasional room within the loft space, which is accessed via a staircase within the flat inner hallway.

**EPC'S:**

Flat One: Band 'E'

Flat Two: Band 'D'

Flat Three: Band 'F' - The current owners have informed us that works have now been carried out to make this apartment a band 'E' to fall in line with current regulations and a re-test of the EPC will be carried out.

**SERVICES:**

The building does benefit from all mains services, with only the ground floor apartment having gas within, the others having modern style electric heating.

**COUNCIL TAX BANDS:**

Flat 1 - Band A

Flat 2 - Band A

Flat 3 - Band A

All tenants are liable for their own council tax payment, the above bands were confirmed verbally by Scarborough Borough Council.

**TENURE:**

'Freehold'. Assured Shorthold Tenancy agreements are in place with the current tenants.

**VIEWING:**

Via the sole selling agents: CPH Property Services, 19 St Thomas Street, Scarborough, YO11 1DY

Contact:

Jamie Williams

Email: [jamie@cphproperty.co.uk](mailto:jamie@cphproperty.co.uk)

Tel: 01723 352235

To view this property or request more details, please call **01723 352235** to chat to one of our team

Tel: 01723 352235

CPH Property Services

19 St. Thomas Street, Scarborough YO11 1DY

e: [sales@cphproperty.co.uk](mailto:sales@cphproperty.co.uk) [www.cphproperty.co.uk](http://www.cphproperty.co.uk)

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



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