



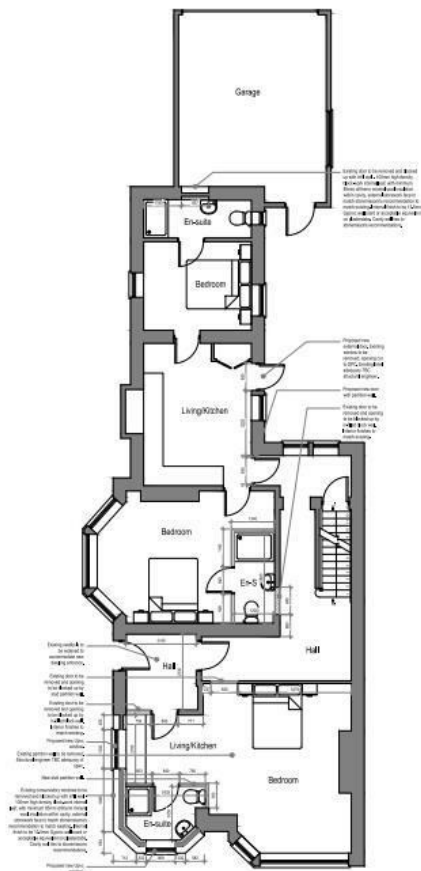
## 65 DRAGON AVENUE HARROGATE, HG1 5DS

£1,660,000  
FREEHOLD

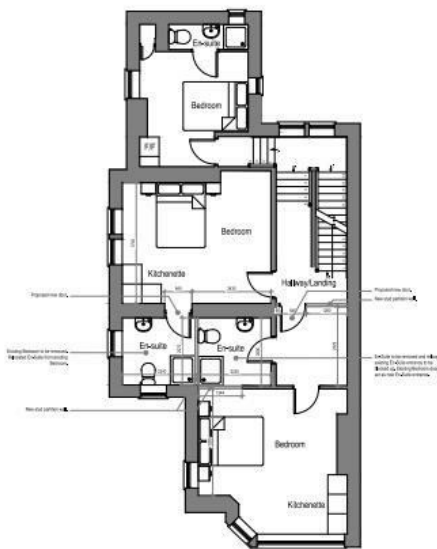
Exciting turnkey investment opportunity brought to you by Monroe Commercial producing a strong Net annual yield of 10% PA. Located in Harrogate town centre, this freehold property consists of 8 x studios and one 2 bedroom apartment, each of which has been finished to boutique hotel standard and provides a managed income of of NET £169,000 Utilised as serviced apartments these properties come complete with furnishings.

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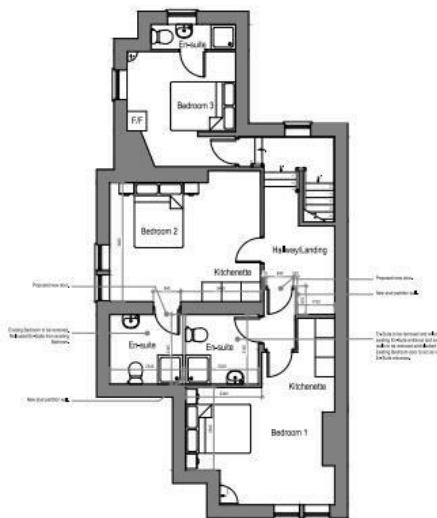
SELLERS OF THE FINEST HOMES



Proposed Ground floor



Proposed First floor



Proposed Second floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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