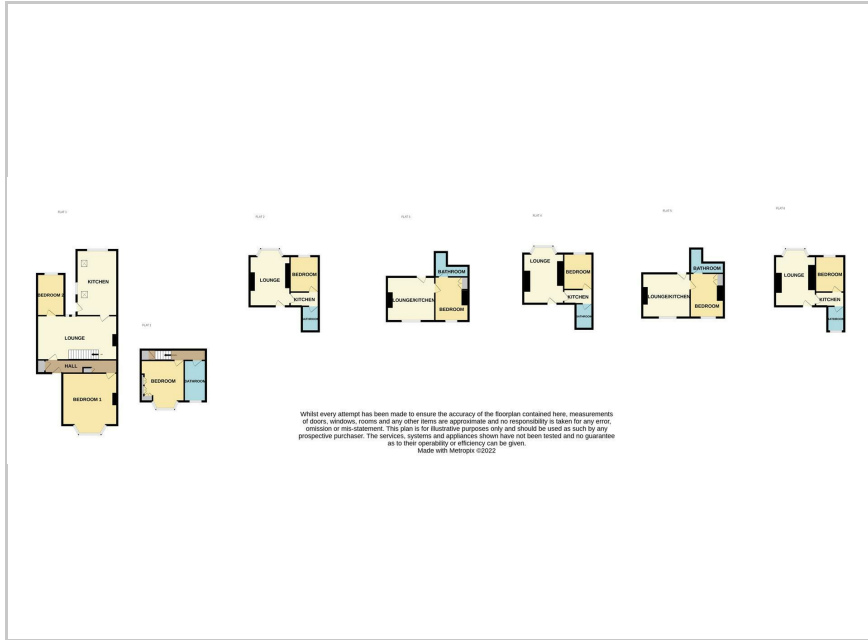


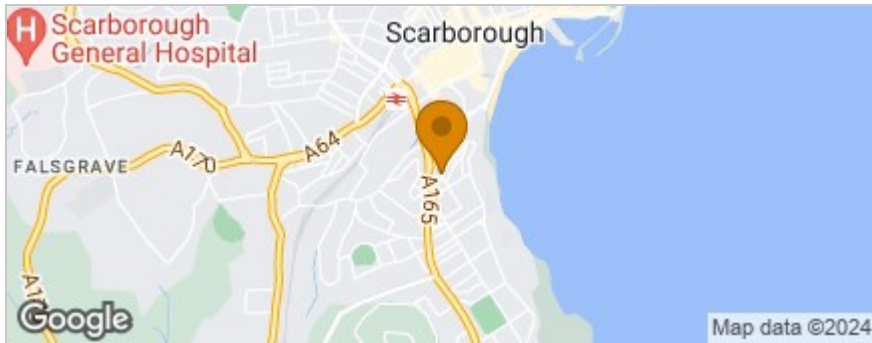


6 Crown Crescent, Scarborough, YO11 2BJ
Offers Over £320,000

Floor Plan



Area Map



Accommodation

- BLOCK OF SIX APARTMENTS (1 X 3 BED AND 5 X 1 BED)
- GREAT INVESTMENT PROPERTY
- TO BE SOLD WITH TENANTS IN SITU
- CURRENTLY GENERATING APPROX £35,520 PA due to rise to £39,000 PA in the upcoming months
- LOCATED IN PROXIMITY TO SCARBOROUGH'S SOUTH BAY BEACH

Viewing

Please contact our CPH - Sales Office on 01723 352235 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Certificates:

Flat 1
Band D (67,75)

Flat 2
Band E (52,79)

Flat 3
Band D (64,74)

Flat 4
Band C (74,79)

Flat 5
Band D (60,76)

Flat 6
Band E (43,78)

Details Prepared
TLGV/260122

A GREAT INVESTMENT OPPORTUNITY which currently generates approximately £35,520 per annum, due to rise to £39,000 in the upcoming months. A **BLOCK OF SIX APARTMENTS** comprising of 1 x **THREE BEDROOM MAISONETTE** and 5 x **ONE BEDROOM APARTMENTS** which are to be sold with **TENANTS IN SITU** who are insured with a rent guarantee and on an assured short hold tenancy.

The property is located within proximity to **SCARBOROUGH'S SOUTH BAY BEACH** and the **ESPLANADE**. A much sought after area within Scarborough where a wealth of amenities lay at hand. These include, eateries, a Post Office, local shops, chemists and more. Also within proximity lies Scarborough Town Centre where the main promenade is located.

The property comprises of a three bedroom maisonette and five one bedroom apartments.

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk



CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | 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