



40-42 Trafalgar Square, Scarborough, YO12 7PY

£180,000

- **THREE, ONE BEDROOM SELF CONTAINED APARTMENTS**
- **CURRENT ANNUAL INCOME £13,500**
- **IDEAL PURCHASE FOR AN INVESTOR**
- **SPLIT ACROSS TWO SEPARATE BLOCKS**
- **COMPLIANT WITH SELECTIVE LICENSING**
- **GAS CENTRAL HEATING**
- **SOLD WITH TENANTS IN SITU**
- **TOWN CENTRE LOCATION**

40-42 Trafalgar Square, Scarborough YO12 7PY

CALLING ALL INVESTORS... Andrew Cowen Estate Agents are instructed to market a **RARE OPPORTUNITY TO PURCHASE THREE , ONE BEDROOM SELF CONTAINED FLATS** set across **TWO BLOCKS** in a **TOWN CENTRE LOCATION**. Currently occupied with **LONG TERM TENANTS** £375.00 per calendar month each.



Council Tax Band: A



Flat 3 , Block 1

A second floor flat complete with bay window lounge, fitted kitchen, bedroom and shower room, with Gas Central Heating and a storage room from the kitchen.

Current rent £375.00 per calendar month.

Leasehold - maintenance agreement in operation.

Flat 4, Block 1

Top floor, one bedroom flat with lounge, fitted kitchen, bedroom and three-piece bathroom suite. Complete with Gas Central Heating.

Current rent £375.00 per calendar month

Leasehold - maintenance agreement in operation.

Flat 4, Block 2

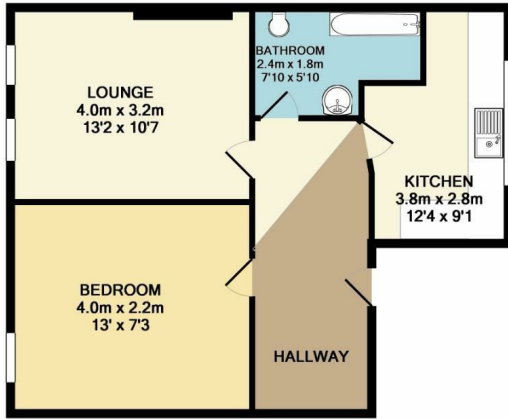
Top floor, one bedroom flat complete with lounge, kitchen, three-piece bathroom suite and bedroom.

Currently paying £375.00 per calendar month.

Freehold - maintenance agreement in operation.

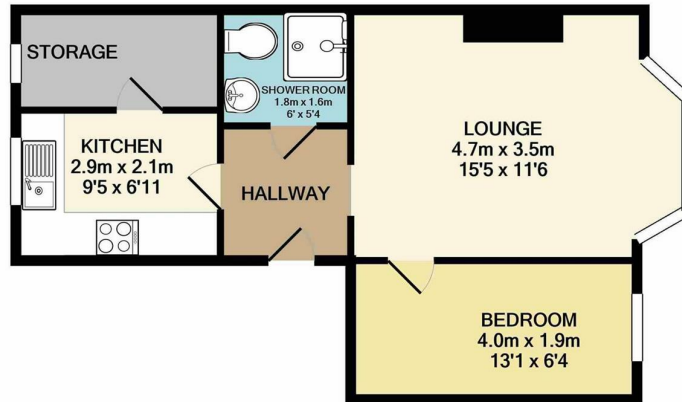
Please call our friendly Sales Team on 01723 377707 to arrange your viewing or for further information today!





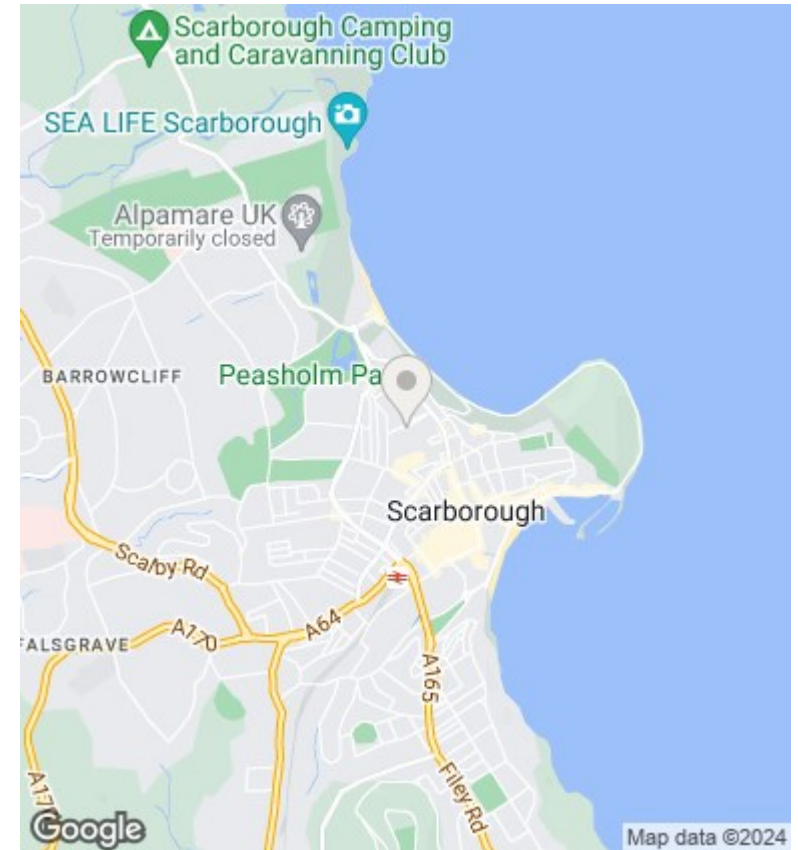
TOTAL APPROX. FLOOR AREA 48.1 SQ.M. (518 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2015



TOTAL APPROX. FLOOR AREA 39.0 SQ.M. (420 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2020

A



Energy Efficiency Rating

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

Viewings

**Viewings by arrangement only.
Call 01723 377707 to make an appointment.**