



BELT
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31 Princess Street, Bridlington, YO15 2RB

Price Guide £230,000



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PROTECTED

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An investment opportunity to acquire a freehold block of flats generating a substantial £22,680 in rent.

The block consists of five fully tenanted flats, each with its own self-contained one bedroom, bathroom, and reception room.

This block of flats boasts not only a central location but also the potential to expand with a ground floor store rooms that could be converted into an additional flat. There is already planning permission for the one bedroom flat.

Whether you are looking to expand your property portfolio or seeking a lucrative investment, this block of flats on Princess Street is a fantastic opportunity not to be missed.

Communal entrance:

Store room;

Door into two large store rooms which could be converted into flat two.

FLAT 1:

Entrance:

Door leads directly into:

Kitchen/living:

13'8" x 11'7" (4.19m x 3.55m)

A front facing room fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, upvc double glazed bay window and central heating radiator.

Bedroom:

12'5" x 11'7" (3.80m x 3.55m)

A side facing double room, upvc double glazed bay window, central heating radiator and electric boiler.

Bathroom:

5'10" x 4'1" (1.79m x 1.25m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

First floor:

FLAT 3:

Entrance:

Door into inner lobby, electric boiler.

Kitchen/living:

A front facing room fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, upvc double glazed bay window and central heating radiator.

Bedroom:

12'4" x 11'9" (3.77m x 3.60m)

A side facing double room, upvc double glazed bay window and central heating radiator.

Bathroom:

7'8" x 6'5" (2.34m x 1.96m)

Comprises bath with shower attachment, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

FLAT 4:

Entrance:

Door into inner lobby.

Kitchen/living:

14'4" x 11'3" (4.39m x 3.45m)

A front facing room fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

9'7" x 8'7" (2.94m x 2.64m)

A rear facing double room, upvc double glazed window, central heating radiator and electric boiler.

Bathroom:

6'2" x 3'5" (1.90m x 1.06m)

Comprises shower cubicle with plumbed in shower, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

Second floor:

FLAT 5:

Entrance:

Door into inner lobby, electric boiler.

Kitchen/living:

12'1" x 11'8" (3.69m x 3.58m)

A front facing room fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

12'0" x 9'0" (3.67m x 2.76m)

A side facing double room, built in wardrobe and cupboards. Upvc double glazed window and central heating radiator.

Bathroom:

8'2" x 6'4" (2.50m x 1.95m)

Comprises bath, wc and wash hand basin. Part wall tiled, upvc double glazed window and central heating radiator.

FLAT 6:**Entrance:**

Door into inner lobby

Kitchen/living:

14'2" x 11'7" (4.34m x 3.54m)

A front facing room fitted with a range of base and wall units, stainless steel sink unit, plumbing for washing machine, upvc double glazed window and central heating radiator.

Bedroom:

9'11" x 9'8" (3.03m x 2.97m)

A rear facing double room, electric boiler, two upvc double glazed windows and central heating radiator.

Bathroom:

7'1" x 3'1" (2.18m x 0.96m)

Comprises, shower cubicle with plumbed in shower, wc and wash hand basin. Upvc double glazed window and central heating radiator.

Exterior:

To the rear of the property is a enclosed yard.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



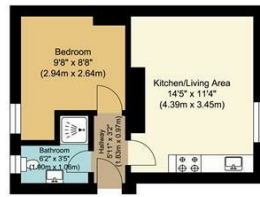
Floor Plan



Ground Floor



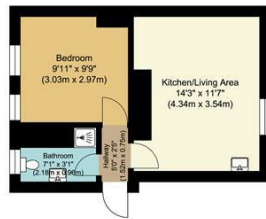
First Floor



First Floor



Second Floor



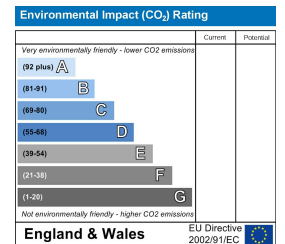
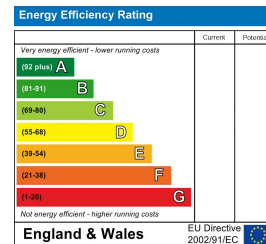
Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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