



Inglebys

Estate Agents



COMM LISTING Victoria Apartments, 3 Diamond Street

Saltburn, TS12 1EB

£550,000



A Freehold Block of Five Apartments, located in Central Saltburn Location. A Grade II Listed Building which has been meticulously maintained by the current owners. Having been run as an extremely successful business for many years, this opportunity is only available due to retirement.



Comprising of 2 x self contained one bedroom apartments, and 3 x self contained two bedroom apartments. The units have been successfully let as permanent residencies for many years, and we would expect that this would continue into the future under new ownership. The apartments will be sold with full vacant possession. We estimate that the minimum rental yield across the five apartments would be £3750pcm assuming full occupancy and current internal condition.

Tenure: Freehold

Council Tax: Redcar & Cleveland the Four individual units as registered are band A.

EPC Rating: Dependant on Apartment.

Ground Floor

Intercom entry system, post boxes, fire alarm panel, access to bin store, staircase rising to upper floors.

Ground Floor Apartment

Tenure: Freehold

EPC: B (82/82)

Council Tax Band: A

Hall 11'0" x 5'2" (3.36m x 1.59m)

Panelled doors leading to living areas, radiator

WC 1.53m x 0.93m

White suite with extractor fan, and storage cupboard

Open Plan Living Area and Kitchen

An open plan living area which is neutrally decorated throughout, attractive period feature window to the front aspect, wall mounted electric fire, radiator, open plan to the kitchen which briefly comprises, a high gloss fitted kitchen with laminate effect worktops, space for a fitted cooker, extractor fan, under unit lighting, breakfast bar, space for dining table, radiator

Dressing Room 9'3" x 6'1" (2.83m x 1.87m)

Open to the bedroom via archway

Bedroom 13'4" x 12'9" (4.07m x 3.91m)

Double glazed wooden sash window to the rear, storage cupboard housing Glow-Worm boiler radiator

En-Suite 8'10" red to 3'2" x 5'5" red to 2'9" (2.71m red to 0.97m x 1.67m red to 0.84m)

Wet room with thermostatic shower, extractor fan, fully tiled, chrome ladder

First Floor - Apartment One

Accessed via grand Gothic staircase

Hall 22'0" x 3'2" (6.73m x 0.97m)

Access to all rooms

Open Plan Living Area and Kitchen 11'6" red to 11'1" x 33'9" red to 31'10" (3.52m red to 3.39m x 10.29m red to 9.71m)

An open plan living area which is neutrally decorated throughout, attractive period feature window to the front aspect, wall mounted electric fire, radiator, open plan to the kitchen which briefly comprises, a high gloss fitted kitchen with laminate effect worktops, space for a fitted cooker, extractor fan, under unit lighting, breakfast bar, space for dining table, radiator

En-Suite 5'9" red to 2'6" x 4'11" red to 2'11" (1.77m red to 0.78m x 1.5m red to 0.89m)

White suite with thermostatic shower, extractor fan, part tiled walls, chrome towel rail, vinyl flooring

Bedroom Two 9'0" red to 3'7" x 12'8" red to 10'9" (2.76m red to 1.1m x 3.88m red to 3.28m)

Twin Frosted Double glazed sash windows to the rear aspect, integrated wardrobe storage housing Glow Worm boiler, radiator

Bathroom 5'9" red to 2'10" x 9'6" red to 7'6" (1.77m red to 0.88m x 2.91m red to 2.3m)

White suite with panel bath, separate quadrant shower, low level w.c, wash hand basin, chrome towel rail

First Floor - Apartment Two

Hall 11'5" red to 3'2" x 15'1" red to 3'1" (3.5m red to 0.99m x 4.61m red to 0.96m)

Access to all rooms, radiator

Open Plan Living Area and Kitchen 12'4" red to 7'10" x 19'0" red to 12'7" (3.76m red to 2.41m x 5.81m red to 3.85m)

Attractive original window to the front aspect, with views over Saltburn, neutrally decorated, with carpet opening into kitchen area, high gloss fitted kitchen with laminate work tops, space for electric cooker, stainless steel extractor hood, plumbing for washing machine, vinyl flooring

Bedroom One 11'4" red to 9'3" x 8'10" red to 3'5" (3.46m red to 2.82m x 2.71m red to 1.05m)

Original style sash window to the rear, integrated storage housing Glow-Worm boiler, radiator

En-Suite 7'9" x 2'7" (2.38m x 0.79m)

White suite with thermostatic shower, extractor fan part tiled, vinyl flooring

Bedroom Two 12'7" x 7'2" (3.84m x 2.19m)

Original sash style window to the rear, carpet, radiator

Bathroom 7'10" x 5'9" (2.39m x 1.77m)

White 'P' shaped bath with shower over, extractor fan, part tiled walls, radiator

Second Floor - Apartment Three

Hall 5'8" red to 2'11" x 19'6" red to 9'6" (1.73m red to 0.89m x 5.95m red to 2.9m)

Wall mounted glow worm boiler, panelled doors to all floors

Open Plan Living Area and Kitchen 11'8" red to 5'9" x 30'3" red to 17'10" (3.57m red to 1.76m x 9.23m red to 5.44m)

Twin sash style windows with secondary glazing, open plan to the kitchen which briefly comprises, a high gloss fitted kitchen with laminate effect worktops, space for a fitted cooker, extractor fan,

Bedroom One 11'11" x 9'2" (3.64m x 2.8m)

Secondary glazed original style sash window, radiator

Bathroom 7'4" x 5'11" (2.26m x 1.81m)

White suite with thermostatic shower unit, bath shower attachment, part tiled walls, chrome towel rail

Second Floor - Apartment Four

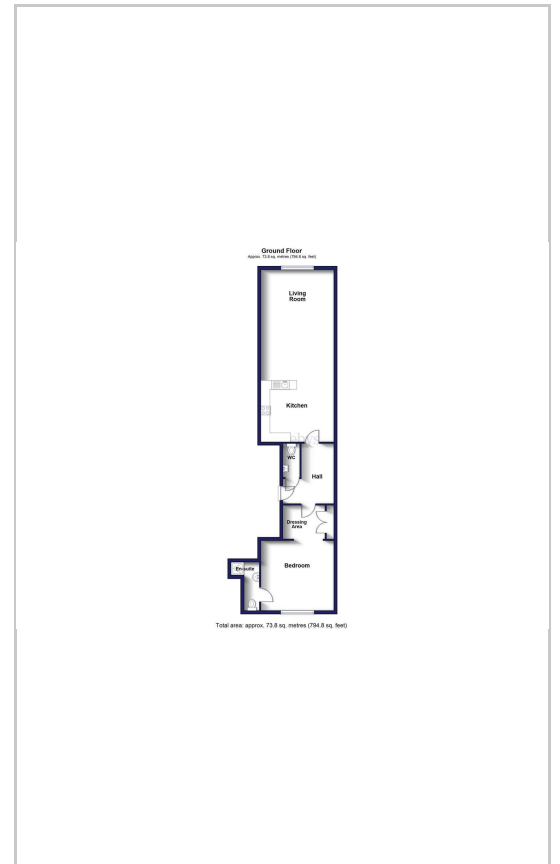
Open Plan Living Area and Kitchen 12'2" red to 7'11" x 19'0" red to 12'9" (3.73m red to 2.42m x 5.81m red to 3.9m)

Twin original sash windows with views over Saltburn, carpet to living area, open plan to the kitchen which briefly comprises, a high gloss fitted kitchen with laminate effect worktops, space for a fitted cooker, extractor fan

Area Map



Floor Plans



Energy Efficiency Graph

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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