



**Royal Avenue, Scarborough**

YO11 2LS

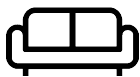
**£350,000**



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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Royal Avenue, Scarborough

## DESCRIPTION

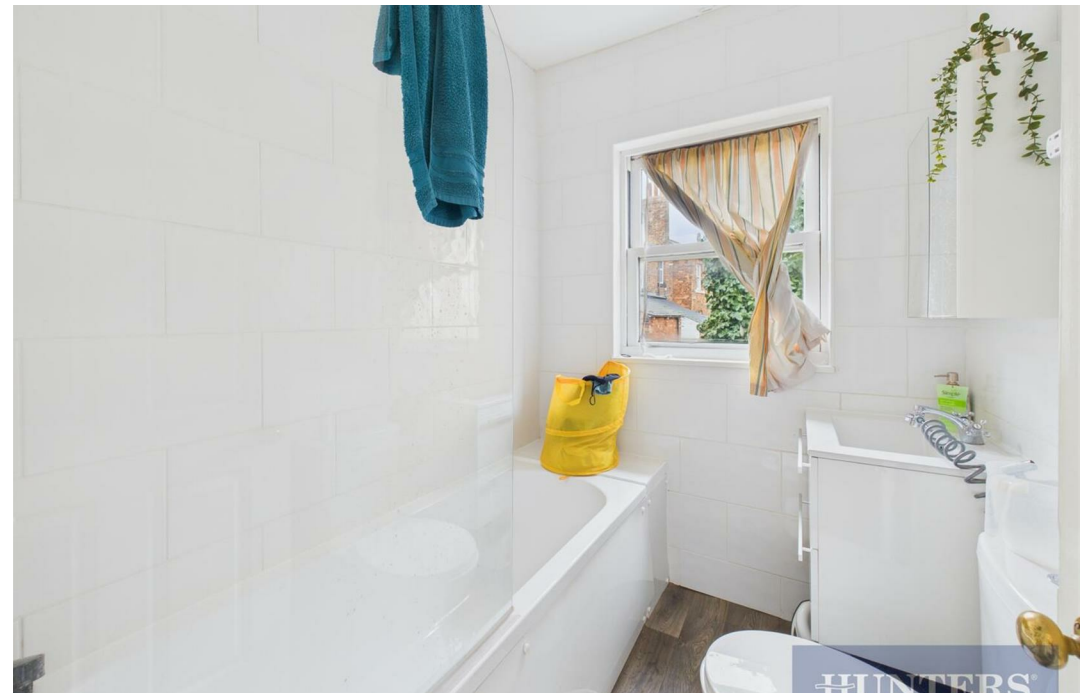
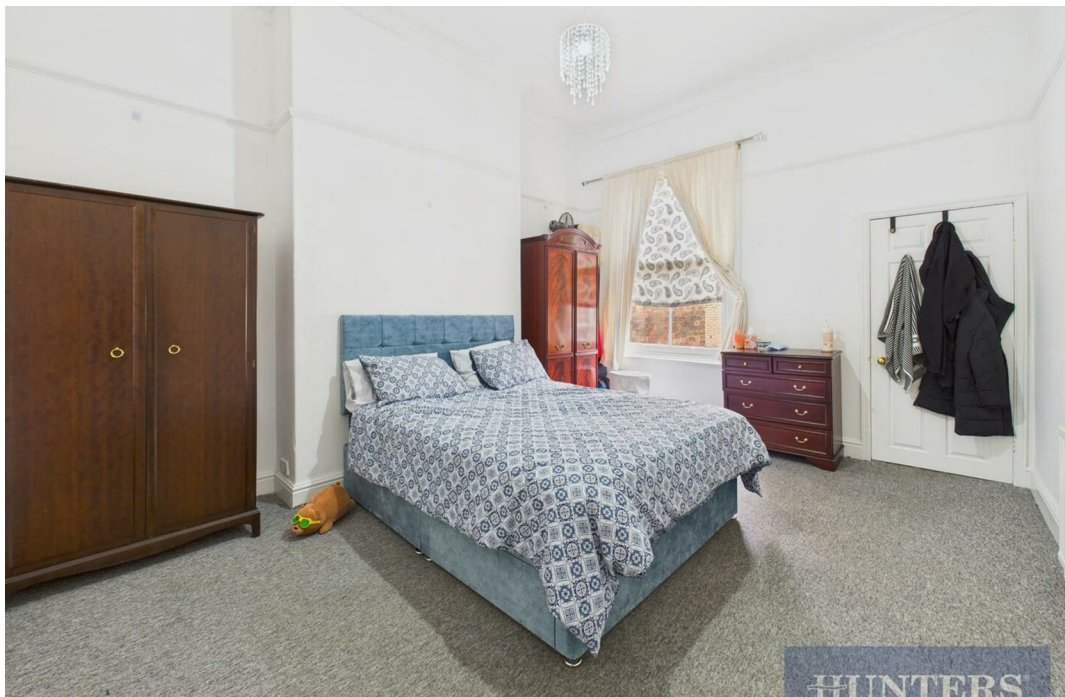
A rare investment opportunity, this freehold property comprises five self-contained apartments arranged over four floors, offering a total internal area of approximately 2,917 sq ft. The property presents a mix of one- and two-bedroom flats, generating an approximate annual rental income of £35,000.

The ground floor features a two-bedroom apartment with a living room, kitchen and dining area, two bedrooms, and a shower room. On the first floor, there are two one-bedroom apartments: the first with an open-plan kitchen and living area, one bedroom, and a bathroom, and the second with a separate living room, kitchen, one bedroom, and a bathroom. The second floor contains a one-bedroom apartment with a living and dining area, kitchen, bedroom, and bathroom, while the third floor offers a one-bedroom apartment with a living and kitchen area, bedroom, and shower room.

Situated on Royal Avenue in Scarborough, UK, the property benefits from a convenient location, close to local amenities and transport links, making it an attractive prospect for both tenants and investors.

This block of flats not only offers a fantastic living environment but also presents a promising opportunity for rental income. Whether you are an investor looking to expand your portfolio or a homeowner seeking a multi-generational living arrangement, this property is sure to meet your needs. Do not miss the chance to own a piece of this desirable location in Scarborough.







**Approximate total area<sup>(1)</sup>**  
2917 ft<sup>2</sup>  
270.6 m<sup>2</sup>

**Reduced headroom**  
32 ft<sup>2</sup>  
2.9 m<sup>2</sup>

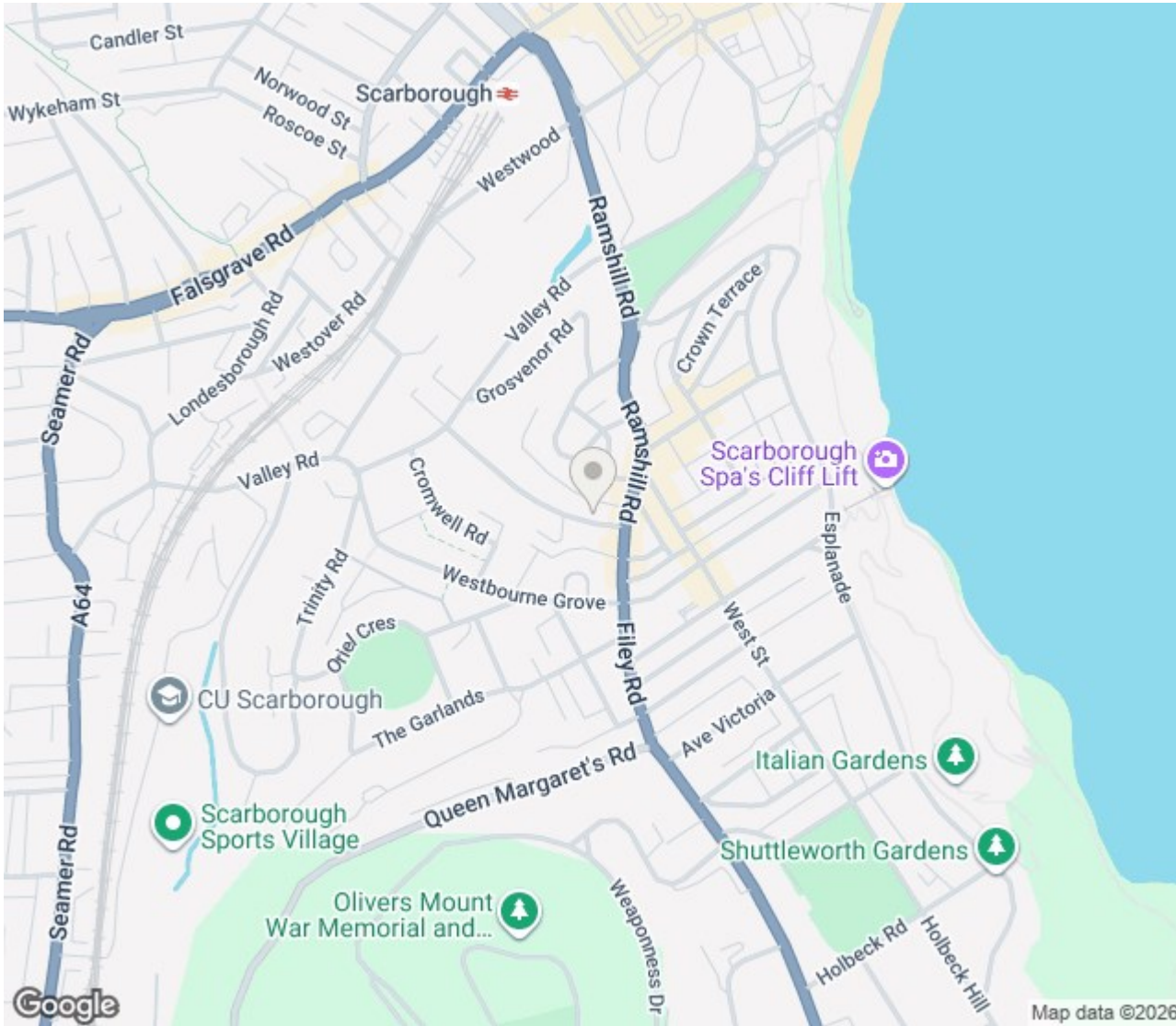
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

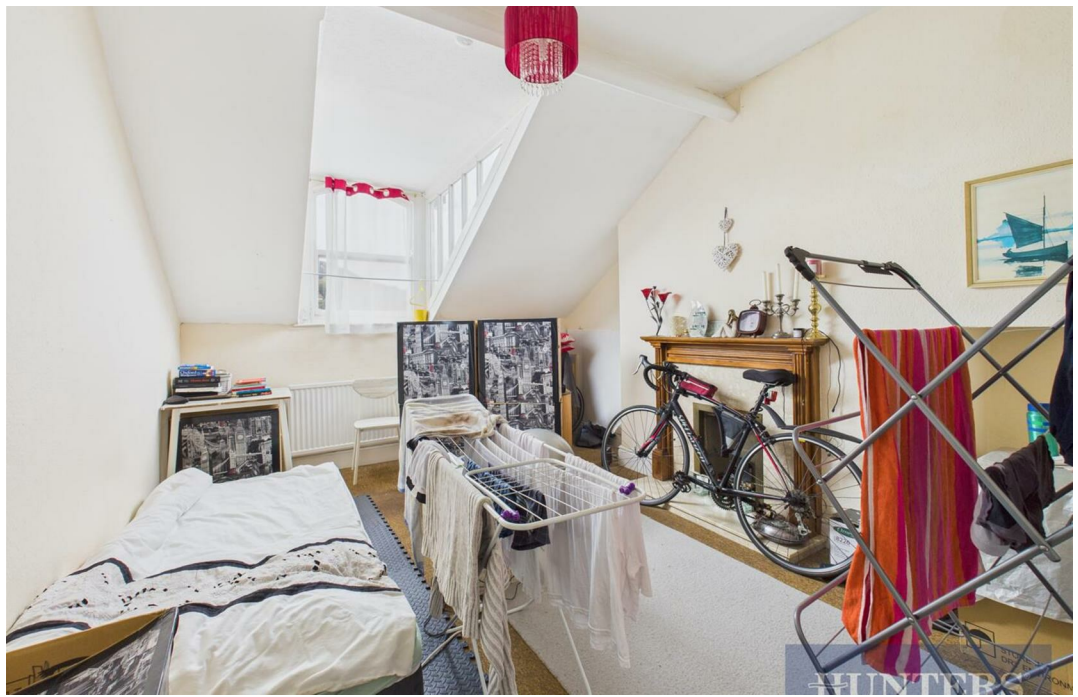
|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 78        |
| (55-68) <b>D</b>                            | 61                         |           |
| (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<br>2002/91/EC |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**







These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.