



CPH

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CHARTERED SURVEYORS
For over 30 years

5, Royal Avenue, Scarborough

Guide Price £450,000



- BLOCK OF 5 SELF-CONTAINED APARTMENTS
- 3 X 1 BEDROOM, 1 X 2 BEDROOM & 1 X 3 BEDROOM DUPLEX
- IDEAL INVESTMENT OPPORTUNITY
- CURRENTLY OCCUPIED - INCOME AVAILABLE UPON REQUEST
- POPULAR RESIDENTIAL LOCATION

We are delighted to present this fantastic investment opportunity - a block of five self-contained apartments, perfectly situated in a popular residential location and currently fully occupied (income details available on request).

This versatile property comprises a range of well-presented units, including Flat 1, a one-bedroom ground floor apartment with a bay fronted lounge/kitchen and modern shower room, and Flat 2, a spacious two-bedroom first floor apartment featuring a bay fronted lounge/kitchen/diner and contemporary shower room. Royal Cottage (Flat 3) offers a charming one-bedroom ground floor layout with its own shower room and private outdoor area, while Ramshill Cottage (Flat 4) is a comfortable one-bedroom first floor flat, also with a private shower room. Completing the block is Flat 5, a generous three-bedroom duplex arranged over the second and third floors, boasting a separate lounge, a dedicated kitchen, and a modern shower room - ideal for tenants seeking extra space.

This property is well-suited to investors looking for a ready-made portfolio in a sought-after area with strong rental demand. With its great layout, excellent location, and immediate income potential, this is an opportunity not to be missed. Contact us today to arrange your viewing and secure this superb investment.

Tenure: Freehold





FLAT 1 - GROUND FLOOR

Inner Hall - 1.7m x 1.2m Lounge/Kitchen - 5.5m max into bay x 4.4m Bedroom - 4.6m x 2.4m Shower Room - 2.6m x 1.2m

FLAT 2 - FIRST FLOOR

Inner Hall - 2.9m max x 1.2m max Lounge/Kitchen - 5.5m max x 3.4m max Bedroom One - 4.7m x 2.4m Bedroom Two - 3.9m x 2.5m max Shower Room - 2.7m x 1.2m

ROYAL COTTAGE - GROUND FLOOR

Hall- 1.5m x 1.4m Lounge/Kitchen - 5.2m x 3.3m Bedroom One - 3.9m max into wardrobes x 3.3m Shower Room - 1.8m x 1.6m

RAMSHILL COTTAGE - FIRST FLOOR

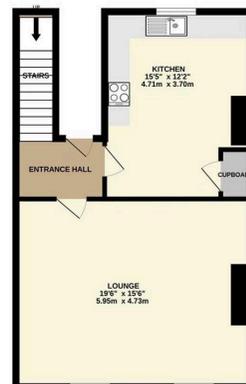
Hall- 1.5m x 1.4m Lounge/Kitchen - 5.2m x 3.3m Bedroom One - 3.9m max into wardrobes x 3.3m Shower Room - 1.8m x 1.6m

FLAT 5 - DUPLEX APARTMENT (SECOND/THIRD FLOOR)

SECOND FLOOR Entrance Hall Lounge - 5.9m max x 4.7m Kitchen - 4.7m x 3.7m max into cupboards THIRD FLOOR Landing Bedroom One - 4.7m x 3.7m Bedroom Two - 4.7m x 3.6m Shower Room - 3.0m x 1.0m

ENERGY PERFORMANCE

Flat 1 - Band E (41, 79) Flat 2 - Band E (47, 71) Flat 3 - Band D (59, 84) Flat 4 - Band D (61, 79) Flat 5 - Band E (39, 80)



HMRC DISCLAIMER

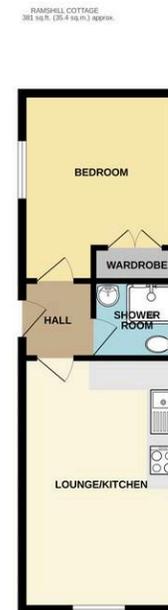
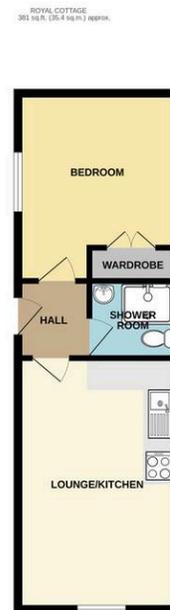
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Interested?

Contact our friendly team today

☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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19 St. Thomas Street, Scarborough YO11 1DY



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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