



## *6 Esplanade Gardens, Scarborough, YO11 2AW*

*Guide Price £1,150,000*

- *NEW CONVERTED APARTMENTS*
- *STUDIO APARTMENTS*
- *GAS CENTRAL HEATING*
- *HIGH QUALITY FINISH THOROUGH*
- *2 BEDROOM APARTMENTS*
- *IDEAL INVESTMENT BLOCK*
- *1 BEDROOM APARTMENTS*
- *LEASEHOLD WITH SHARE IN FREEHOLD*
- *AVAILABLE NOW*

## 6 Esplanade Gardens, Scarborough YO11 2AW

Nestled in the charming Esplanade Gardens of Scarborough, this impressive block of flats presents a remarkable investment opportunity. Comprising TEN brand new apartments, the property features a thoughtful mix of accommodation, including studios, one and two bedroom flats. All Leasehold with a share in the Freehold.

Each apartment has been designed with high-quality fittings throughout, ensuring a modern and comfortable living experience for future residents. The property is ideally situated on the south side of Scarborough, just a stone's throw from the bustling Ramshill shopping parade, which offers a variety of shops, cafes, and local amenities.



Council Tax Band: Exempt



6 Esplanade Gardens is an exceptional late 19th-century Victorian building, prominently positioned within the highly sought-after South Cliff area. This substantial and elegant period property successfully combines historic character with modern specification, presenting investors with a rare opportunity to acquire a fully refurbished, income-producing asset in a prime coastal location.

Originally constructed as a grand Victorian residence and later used for care accommodation and residential purposes, the building has now been comprehensively and carefully renovated. The refurbishment has been completed to an excellent standard throughout, preserving its architectural integrity while delivering high-quality contemporary living accommodation.


The property comprises 10 self-contained residential flats arranged over the Lower Ground, Ground, First, Second and Third Floors, offering a well-balanced mix of studio, one-bedroom and two-bedroom apartments. The Lower Ground Floor provides a studio apartment extending to 584 sq ft and a two-bedroom apartment of 705 sq ft. The Ground Floor includes a studio of 387 sq ft and a two-bedroom apartment of 662 sq ft. On the First Floor there is a one-bedroom apartment of 637 sq ft and a two bedroom apartment of 683 sq ft. The Second Floor offers a one bedroom apartment of 646 sq ft and a two-bedroom apartment of 682 sq ft. The Third Floor comprises a two-bedroom apartment of 605 sq ft and a one-bedroom apartment of 460 sq ft. Overall, the apartments range in size from approximately 387 sq ft 705 sq ft, providing well-proportioned and thoughtfully designed accommodation suited to a broad tenant demographic. Each unit has been fully modernised with brand-new kitchens and contemporary bathrooms, finished to a high specification by reputable local contractors. The result is an attractive and durable rental offering that successfully blends period charm with modern comfort.



| <b>BUILDING</b>     | <b>FLAT</b> | <b>FLOOR</b> | <b>TYPE</b> | <b>BEDS</b> | <b>BATHS</b> | <b>SEA VIEW</b> | <b>SQFT</b> |
|---------------------|-------------|--------------|-------------|-------------|--------------|-----------------|-------------|
| 6 Esplanade Gardens | Flat 1      | LGF          | Apartment   | 1           | 1            | No              | 584         |
| 6 Esplanade Gardens | Flat 2      | LGF          | Apartment   | 2           | 2            | No              | 705         |
| 6 Esplanade Gardens | Flat 3      | GF           | Studio      | 1           | 1            | Yes             | 387         |
| 6 Esplanade Gardens | Flat 4      | GF           | Apartment   | 2           | 2            | No              | 662         |
| 6 Esplanade Gardens | Flat 5      | 1            | Apartment   | 1           | 1            | Yes             | 637         |
| 6 Esplanade Gardens | Flat 6      | 1            | Apartment   | 2           | 2            | No              | 683         |
| 6 Esplanade Gardens | Flat 7      | 2            | Apartment   | 1           | 1            | Yes             | 646         |
| 6 Esplanade Gardens | Flat 8      | 2            | Apartment   | 2           | 2            | No              | 682         |
| 6 Esplanade Gardens | Flat 9      | 3            | Apartment   | 2           | 1            | Yes             | 605         |
| 6 Esplanade Gardens | Flat 10     | 3            | Apartment   | 1           | 1            | No              | 460         |





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

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