



## *5 & 6 Esplanade Gardens, Scarborough, YO11 2AW*

*Guide Price £2,050,000*

- *NEW CONVERTED APARTMENTS*
- *STUDIO APARTMENTS*
- *DOUBLE GLAZING THROUGHOUT*
- *HIGH QUALITY FINISH THOROUGH*
- *2 BEDROOM APARTMENTS*
- *IDEAL INVESTMENT BLOCK*
- *1 BEDROOM APARTMENTS*
- *LEASEHOLD WITH SHARE IN FREEHOLD*
- *AVAILABLE NOW*

## 5 & 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 SEVENTEEN brand new apartments, the property features a thoughtful mix of accommodation, including four studios, five one-bedroom flats, five two bedroom flats and three spacious three-bedroom apartments.

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



5 & 6 Esplanade Gardens comprise two substantial and attractive late 19th-century Victorian buildings, prominently positioned within the highly sought-after South Cliff area. Together, the properties present a rare opportunity to acquire a fully refurbished, income-producing residential block in a prime coastal location.

#### Accommodation

Combined, 5 & 6 Esplanade Gardens provide 17 self-contained residential flats arranged over Lower Ground, Ground, First, Second and Third Floors, offering a strong and well-balanced mix of studio, one-bedroom, two-bedroom and three-bedroom apartments.

6 Esplanade Gardens comprises 10 apartments, including studio, one-bedroom and two-bedroom units ranging in size from approximately 387 sq ft to 705 sq ft.

5 Esplanade Gardens comprises 7 apartments, including studio, one-bedroom and three-bedroom units ranging from approximately 349 sq ft to 908 sq ft.

Across the combined block, the accommodation ranges from 349 sq ft to 908 sq ft, providing a diverse mix of unit types that appeal to a broad tenant demographic.

All apartments have been fully modernised with brand-new kitchens and contemporary bathrooms, finished to a high specification by reputable local contractors. Both buildings benefit from updated and fully compliant fire alarm systems, ensuring safety and regulatory compliance.

#### Investment Overview


- Two adjoining Victorian buildings
- 17 self-contained flats in total
- Mix of studio, 1-bed, 2-bed and 3-bed apartments
- Comprehensive refurbishment throughout
- Fully compliant fire safety systems
- Prime South Cliff location
- Turnkey, ready-to-let investment



Building		Floor	Type	Beds	Baths	Sea View	Sqft (approx)
5 Esplanade Gardens	Flat 1	LGF	Studio	1	1	No	508
5 Esplanade Gardens	Flat 2	LGF	Studio	1	1	No	457
5 Esplanade Gardens	Flat 3	GF	Studio	1	1	Yes	349
5 Esplanade Gardens	Flat 4	GF	Apartment	1	1	No	573
5 Esplanade Gardens	Flat 5	1	Apartment	3	2	Yes	908
5 Esplanade Gardens	Flat 6	2	Apartment	3	2	Yes	893
5 Esplanade Gardens	Flat 7	3	Apartment	3	2	Yes	902
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 2002/91/EC	

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