



colin ellis

Trafalgar Road, Scarborough, YO12 7QR

SOLD BEFORE COMING TO MARKET

An investment block of three well presented self contained flats, situated in Scarborough town centre. All currently let and to be sold with tenants in place. The block generates a current income of approximately £16,500 per annum.

Guide Price £130,000



FLAT 1

Living Room, Kitchen, Bedroom and Bathroom
Rent £525 pcm

FLAT 2

Living Room/Kitchen, Bedroom, Bathroom
Rent £410 pcm

FLAT 3

Living Room/Kitchen, Bedroom, Bathroom
Rent £440 pcm

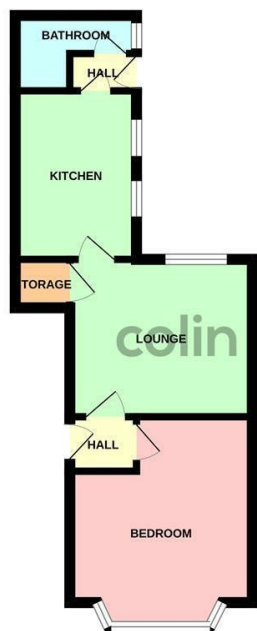
TENURE

FREEHOLD TO BE SOLD WITH ALL TENANTS
IN SITU



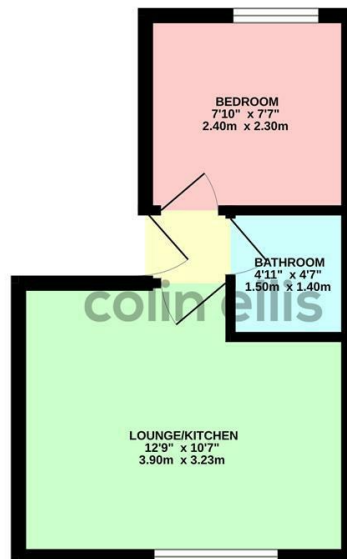


GROUND FLOOR



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 not be used as such for 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.

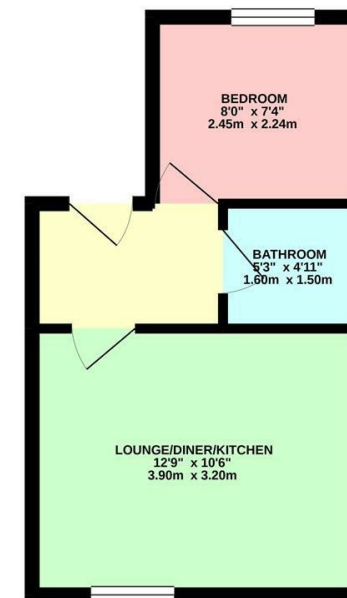
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FIRST FLOOR
217 sq.ft. (20.2 sq.m.) approx.

TOTAL FLOOR AREA: 217 sq.ft. (20.2 sq.m.) approx.

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GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.

TOTAL FLOOR AREA: 256 sq.ft. (23.8 sq.m.) approx.

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Trafalgar Road - 18657509
Council Tax Band - A
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

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



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