



**2 Royal Avenue, Scarborough, YO11 2LT**

**Guide Price £195,000**

We are delighted to bring to the market this block of 3 SELF CONTAINED FLATS situated on ROYAL AVENUE. Situated in a popular residential area that appeals to those looking for buy to let or within the holiday market. In our opinion, although this property is in need of some work, there is huge potential for the buyer. THIS BLOCK IS HIGHLY RECOMMENDED AS AN INVESTMENT OPPORTUNITY.

**Ground Floor Flat**

2 Bedroom Self Contained Flat. Currently rented on an AST at £440pcm. Council Tax Band A. EPC E

**First Floor Flat**

1 Bedroom Self Contained Flat. Currently unoccupied Council Tax Band A. EPC D

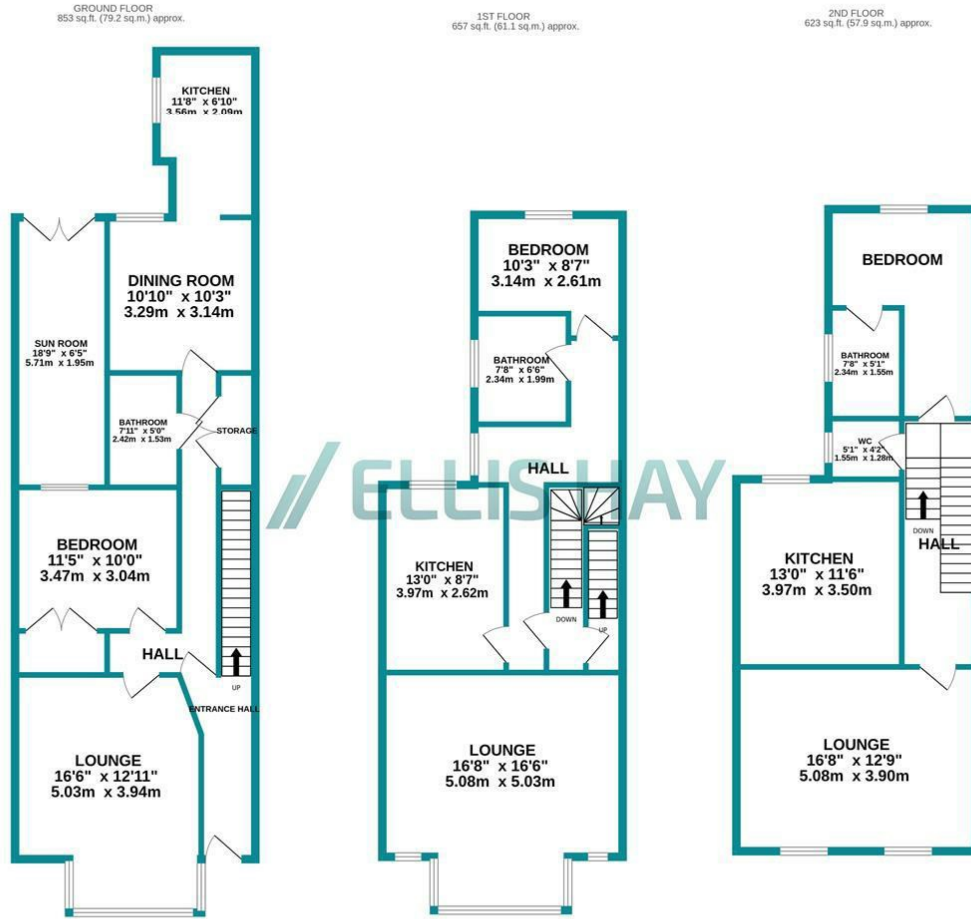
**Second Floor Flat**

1 Bedroom Self Contained Flat. Currently rented on an AST at £370pcm. Council Tax Band A. EPC D

**Tenure**

The property is sold as a Freehold block

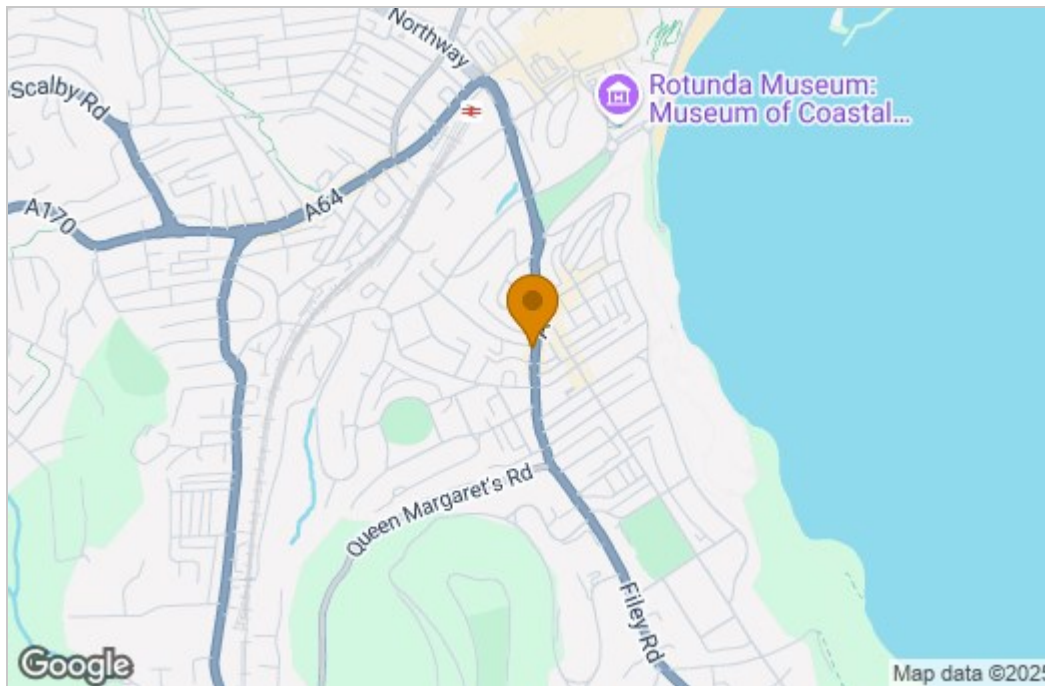
# Floor Plan



TOTAL FLOOR AREA: 2133 sq.ft. (198.2 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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# Area Map



# Energy Efficiency

**Energy Efficiency Rating Graph**

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>		
(55-68) <b>D</b>		
(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 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.