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Flat 2, 31 New Queen Street, Scarborough

Guide Price £95,000



Flat 2 31 New Queen Street

Scarborough

- Leasehold Maisonette over ground and basement floor
- To be sold with the current tenant in situ (rent payable £542 pcm)
- Open plan Lounge kitchen, Two bedrooms and bathroom
- Popular North Side location

Situated in the sought-after North Side location, this 2-bedroom Maisonette offers a unique opportunity to own a leasehold property over the ground and basement floors, currently occupied by a reliable tenant paying £542 per month. The open-plan layout seamlessly combines the lounge and kitchen, creating a modern living space.

The property features two generously-sized bedrooms located on the basement level and a well-appointed bathroom, providing ample space for comfortable living.

This maisonette presents an excellent investment opportunity with a stable tenant already in place. Its convenient location offers easy access to local amenities, transport links, and popular schools, making it an appealing choice for those looking to secure a property in a prime area. Don't miss out on the chance to view this property and explore its potential for yourself.

Viewing is highly recommended.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E 52





Communal Hall:

Stairs & Landing area leading to the second floor.

Lounge/ Kitchen

Hallway (lower ground)

Bedroom 1:

Bedroom 2:

Bathroom

Tiled shower cubicle with Neptune electric shower, pedestal basin and fully tiled walls.

TENURE:

Leasehold 983 years remaining with an annual ground rent payable of £150. We are informed that a maintenance charge isn't currently in place.

OCCUPATION:

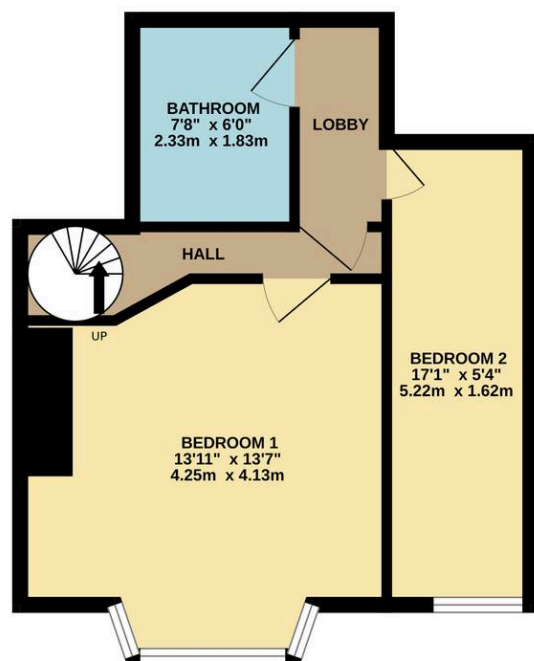
The property is currently let on a Assured Shorthold Tenancy at a rent of £542 per calendar month including water rates and television licence.

PLEASE NOTE

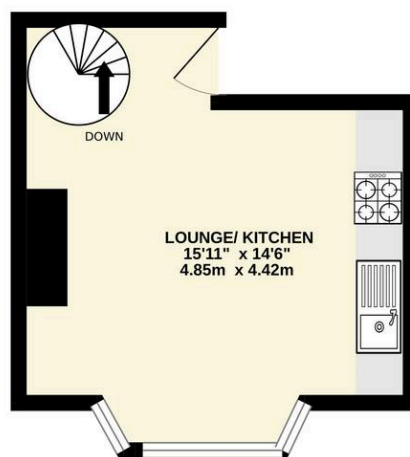
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



BASEMENT
356 sq.ft. (33.1 sq.m.) approx.



GROUND FLOOR
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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