

# 34, Glentworth Crescent

**Skegness, PE25 2TG**

BELL


PRIVATE
CAR PARK







# 34, Glentworth Crescent

## Skegness, PE25 2TG

A freehold investment opportunity to acquire a purpose built block of 6 self contained apartments with garage, parking and gardens in the vibrant seaside town of Skegness on the east coast of Lincolnshire.

- 2 x 2 Beds, 3 x 1 beds and 1 x Studio Flat
- Fully let with longstanding tenants
- Providing a day 1 return on investment
- Currently let for a gross income of £44,128pa
- 12.6% gross investment yield on asking price
- Good central Skegness neighbourhood location
- Closely situated to the town centre, main seafront and blue flag beach
- Garage and off-road parking spaces

## ACCOMMODATION

**Location**
The property is situated in a well-regarded location on Glentworth Crescent within the vibrant coastal resort town of Skegness with its blue flag beach and traditional seaside attractions.

Set approx. 0.2 miles from the main seafront and beaches and approx. 0.3 miles from the town centre.

Skegness railway station is situated approximately 0.6 miles to the southwest. From Skegness there are direct services to Wainfleet (9 mins) - on to Boston, Grantham - and Nottingham (2 hours 6 mins).

By road, Skegness is located approximately 42 miles east of Lincoln, 55 miles northeast of Peterborough, 72 miles southeast of Kingston upon Hull, 79 miles east of Nottingham and 84 miles northeast of Leicester.







**The Appartments**
Set over 3 floors the self contained apartments consist of:

Ground floor with 1 x 1 bed apartment, 1 x 2 bed apartment and 1 bed studio

First floor with 2 x 1 bed apartments

Second floor with 1 x 2 bed apartment

**Outside**
There is an enclosed garden to the rear ( currently let with one of the apartments) a parking area and garage (currently also let separately to the apartments).

**Services**
Mains services of water, electricity, gas and drainage are connected. Heating is provided by a communal system over which the landlord has control and which is included within the rents.

**Tenancies**
Each apartment is let under the terms of an Assured Periodic Tenancy with detail of the passing rents available for interest parties (please contact the agent).

**EPCs**
Apartments 1,2 & 3 have ratings of D. Apartments 4 & 5 have ratings of C. Apartment 6 has a rating of E.





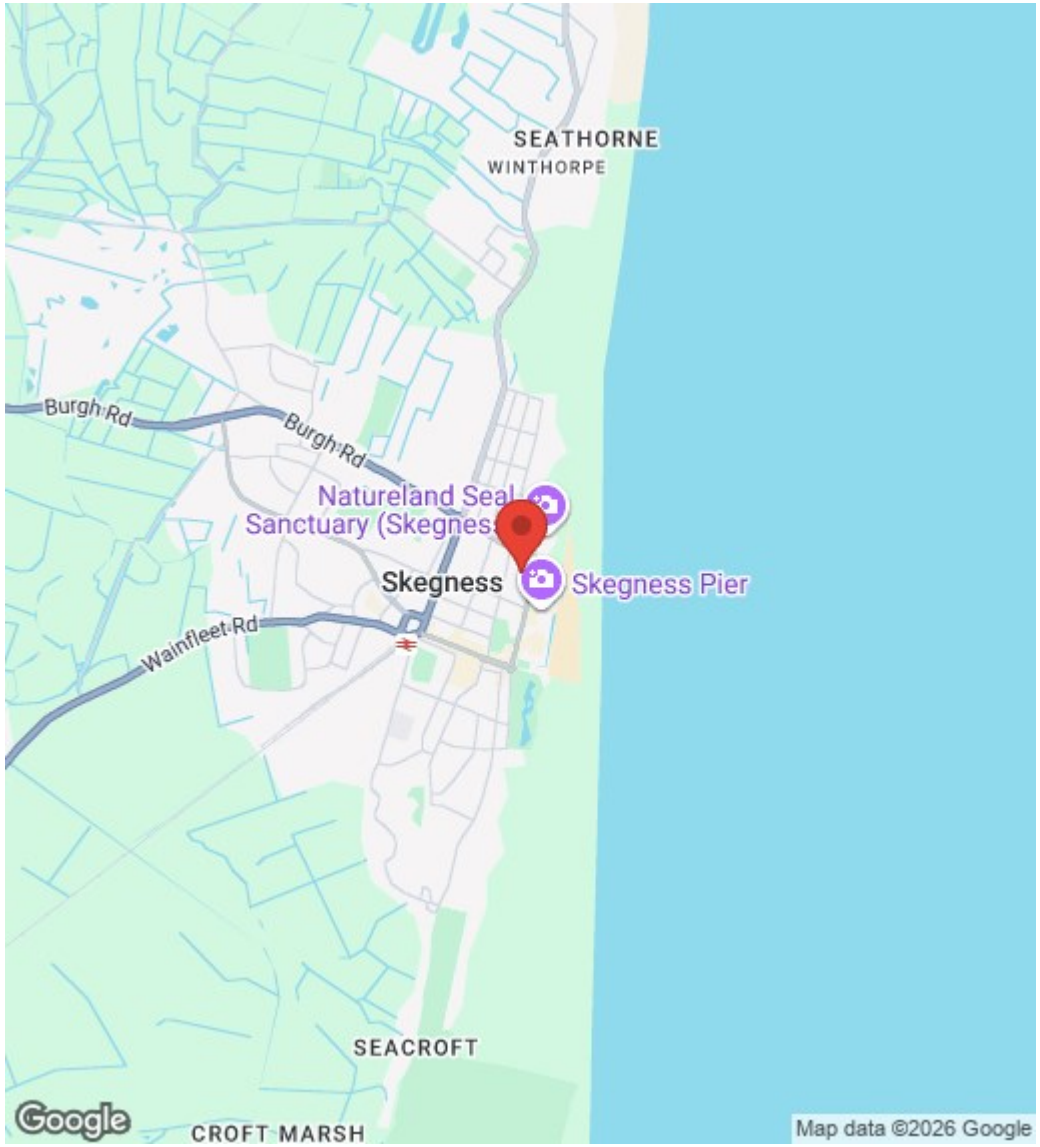













**COUNCIL TAX:** – Tax band: A

**ENERGY PERFORMANCE RATING**;

**SERVICES**: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

**VIEWING:** By arrangement with the agent's Horncastle Sales office
Old Bank Chambers, Bull Ring, Horncastle LN9 5HY

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