



**Penleys Grove Street, York, North Yorkshire, YO31 7PW**

• Block of five flats • Fully occupied with long term tenants on AST's • Gross income £32,880 p.a • Brand new heating system installed December 2018 • 986 years remaining on each lease • Each flat comprises of a bedroom/living area, kitchen and shower room • Off street parking for two cars • Fantastic location • No Onward Chain • EPC's = D, C, D, D, E

## Guide Price £539,000

Apt 1: EPC = D - 4.2m x 3.73m not including the bay window. There will also be a further space of 4.2m x 1.2m adjacent to apt 1 when the garage is divided to create an entrance way. This could be used as a bin store to free up maximum parking space or incorporated into apt 1.

Apt 2: EPC = C - 4.2m x 3.73m + bathroom of 2.15m x 1.2 m

Apt 3: EPC = D - 4.2m x 6.2m

Apt 4: EPC = D - 4.2 x 6.2m

Apt 5: EPC = E - 6.7m x 6.2m + a total of 3m x 6.2m under the eaves

There is also a separate laundry room on the first floor of 1.5m x 1.9m

Current rent received per annum = £32,880

Bills included within the rent

The boiler and heating system services all 5 flats and was only installed in December 2018.

The freehold can be transferred to the purchaser.

Each apartment has 986 years remaining.

Ground rent is £1.00 p.a

Annual building insurance £637.20

Two parking spaces included with the property.

There is a right of way comprising the original carriage way between 43 and 45 Penley's Grove Street.

45 Penley Grove Street is now a building plot that will be retained so the current vendor can build a studio.





**A FANTASTIC INVESTMENT OPPORTUNITY**



**R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		67	77

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

Viewing strictly by appointment

Tenure Freehold

Council Tax Band A

Local Authority York City Council

Services All mains services



Address: Penleys Grove Street, , York, North Yorkshire, YO31 7PW  
Reference: 759

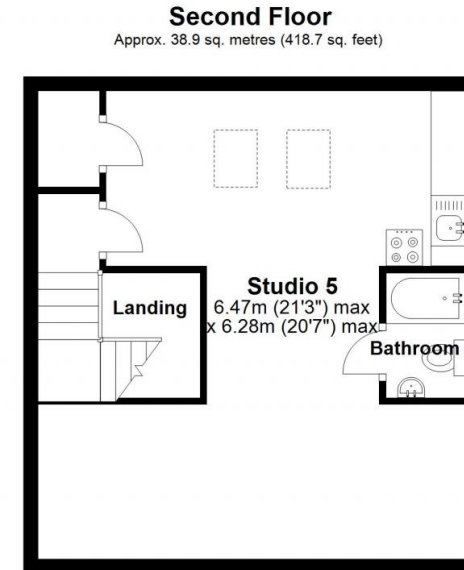
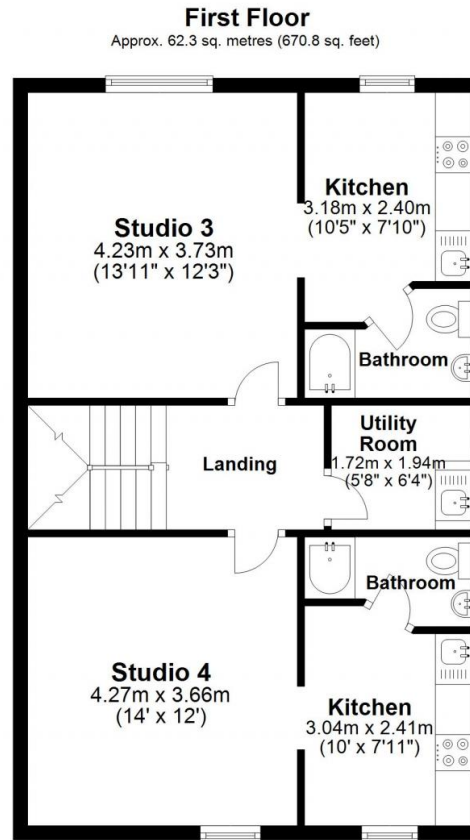
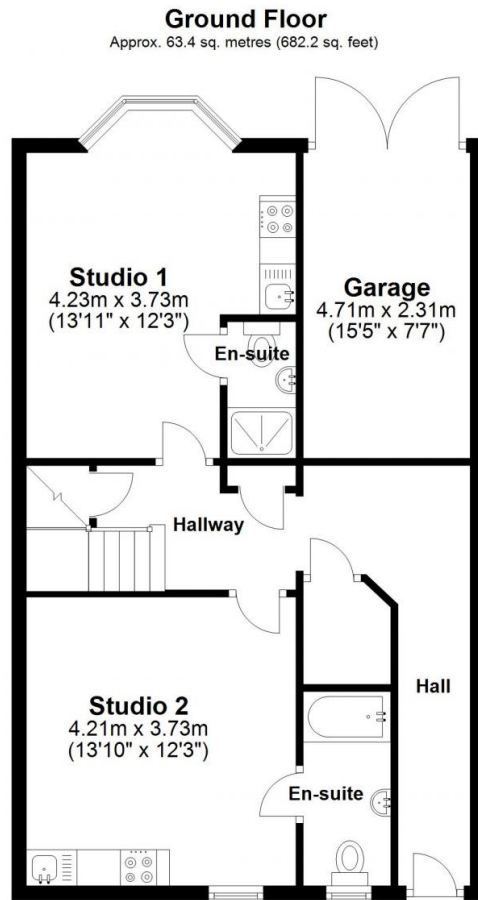


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Offices in York, Pocklington and Market Weighton

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Total area: approx. 164.6 sq. metres (1771.7 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

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