



## 64 Derwent Close , Seaham, SR7 7BT



**Offers Over £49,950**

Was £59,950, Now £49,950

We have pleasure in offering for sale this one bedroom first floor flat with Combi gas fired Central Heating and Double Glazing.

Offered with no onward chain, the property has refurbished accommodation which comprises; Entrance Hall with Stairs to First Floor, Hallway, leading to refitted Bathroom with white suite, Lounge, Bedroom and Refitted kitchen with integrated appliances. The property is still in need of some further updating but is priced accordingly.

Derwent Close is a popular residential cul-de-sac, close to Seaham Sea Front and just off Denehouse Road. Seaham is ideal for commuting being located adjacent to the A19 highway giving access to both the North and South.

## **Entrance Hall**

*with entrance door and staircase leading to first floor*

## **First Floor**

### **Landing**

*with double glazed window, built in storage cupboard and access to loft*

### **Lounge 15'8" x 12'5" (max) (4.8m x 3.8m (max))**

*with inset electric fire, radiator, double glazed window and laminate flooring*

### **Kitchen 10'2" x 8'2" (3.1m x 2.5m)**

*with wall and base units with contrasting worktops, stainless steel sink unit, tiled splash back, double glazed window and radiator*

### **Bathroom 11'9" x 11'1" (3.6m x 3.4m)**

*with double glazed window, radiator and laminate flooring*

## **Tenure**

*MATERIAL INFO - TENURE - We are advised by the vendor that the property is Leasehold. The lease was for 125 years from June 2019. There is a ground rent payable/service charge and this is £62.69 per year. This information has been provided by the vendor and has not been verified. We have not inspected the Title Deeds and nor have we had solicitor confirmation.*

## **Believe Housing Buy Back Clause**

*This property was recently purchased from Believe Housing. It is noted that if the buyer of this property sells it within ten years (from June 2019) Believe housing group must be given first refusal to buy back the property. This first refusal clause is binding upon the purchaser and their successors in the title. Further information is available upon request.*

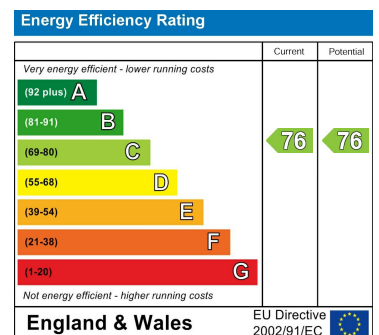
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.