



## 14 Kearsley Close , Seaton Delaval NE25 0BL

- Good investment opportunity
  - Ground floor Apartment
- Bathroom with shower over bath
- Currently tenanted for £495pcm
  - Double Glazed
- Convenient Location
- Open plan Lounge/Kitchen
- One double bedroom
- Currently lets the garage for £80pcm
- Yearly maintenance charge £807.76

**Auction Guide £35,000**





Welcome to this charming ground floor apartment located on Kearsley Close in the desirable area of Seaton Delaval. This delightful property offers a perfect opportunity for both first-time buyers and investors alike. The apartment features a well-proportioned reception room/Kitchen, a comfortable bedroom, and a modern bathroom, making it an ideal living space for individuals or couples.

This property presents an excellent investment opportunity, with a potential rental income of £495 per calendar month, alongside an additional £80 per month for the garage. This combination offers a promising return on investment, making it an attractive option for those looking to expand their property portfolio.

Situated in a good location, this apartment is close to local amenities and transport links, providing easy access to the surrounding areas. Whether you are looking to make this your new home or seeking a lucrative rental investment, this one-bedroom ground floor apartment on Kearsley Close is not to be missed.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be r

### **Open plan Kitchen/Lounge**

17'10 x 9'3

### **Living Room**

### **Bedroom**

11'11 x 7'5

### **Bathroom**

### **Garage**

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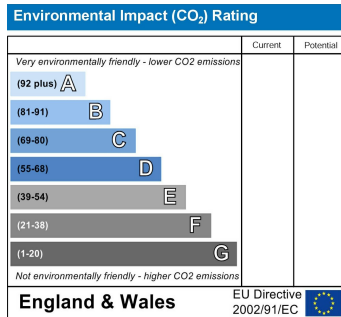
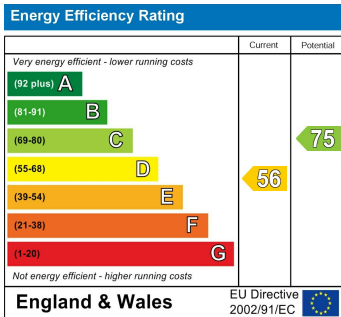
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.





**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating** D  
**Tenure** Leasehold



**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
 And Wear, NE25 0DT

**Contact**

0191 237 60 60  
 sd@mlestates.co.uk  
 www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.