



## 14 Wallington Drive

, Sedgefield, TS21 2HZ

**Offers in excess of £70,000**

\*\* ARE YOU LOOKING TO INVEST? THIS PROPERTY WOULD GENERATE A FIGURE OF £650 PCM THEREFORE A YIELD OF JUST UNDER 10% AT BASE PRICE. OTHERWISE IT WOULD MAKE AN EASY TO MAINTAIN, PLEASANTLY LOCATED HOME FOR ANYONE WISHING TO RESIDE WITHIN. \*\*

Located in a pleasing just off centre location with the ever popular village of Sedgefield this two bedroom first floor apartment offers an abundance of space whilst being well maintained and presented throughout. The apartment in brief externally yields its own private entrance, a private lawned rear garden, and off street parking, whilst internally there are two good sized double Bedrooms, a spacious Lounge, a modern Kitchen and a Bathroom with a white suite. The property is double glazed and is all electric. The apartment is a mere half a mile or a likely ten minute walk to Sedgefield's bustling centre, with various shops, eateries, and amenities. This could be a high yielding easy to manage investment or a lovely home for an incoming buyer,

- A FIRST FLOOR APARTMENT - WITH ITS OWN PRIVATE ENTRANCE
- A WELL SIZED PRIVATE LAWNED GARDEN TO THE REAR WITH GATED ACCESS TO OFF-STREET PARKING
- A GROUND RENT OF A MERE £20 PER ANNUM
- THE APARTMENT IS 'ALL ELECTRIC'
- THE APARTMENT IS CURRENTLY LET AT £600PCM HOWEVER THE TENANT IS IN THE PROCESS OF VACATING AT THE TIME OF THIS LISTING
- \*\* CURRENT LEASE - 99 YEARS (1 Sep 1972 – 31 Aug 2071) - OPTIONS ARE AVAILABLE TO EXTEND THE LEASE . PLEASE CONTACT US FOR FURTHER INFORMATION \*\*

### Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



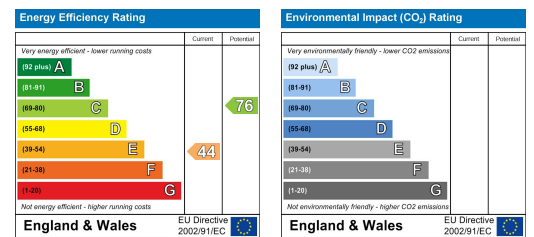
## Floor Plan



## 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.

329 Linthorpe Road, Middlesbrough, TS5 6AA

Tel: 01642 063352 Email: [info@progression-lettings.co.uk](mailto:info@progression-lettings.co.uk) <https://www.progression-property.co.uk>