next2buy property retailers make the next step easy









17 Kearsley Close

Seaton Delaval, Whitley Bay, NE25 0BL

• CASH BUYERS ONLY • ONE BEDROOM FIRST FLOOR FLAT WITH OPEN PLAN LIVING AREA •

• HAS A LONG TERM TENANT OF TEN YEARS IN SITU CURRENTLY PAYING £395 PCM • CHAIN FREE •

• CAN BE SOLD WITH OR WITHOUT TENANT • LANDLORD REFERENCE CAN BE PROVIDED •

• GARAGE IN NEARBY BLOCK • 99 YEAR LEASE FROM 1961 AROUND 34 YEARS REMAINING •

• COUNCIL TAX BAND A • ENERGY RATING C • http://next2buy.iamsold.co.uk

By Auction £35,000

1 1 1 C

- For sale by Modern Auction – T & Cs apply.
- Buyer Information Pack available
- 99 Year Lease From 1961 - Cash Buyers Only
- Subject to a hidden Reserve Price
- One Bedroom First Floor Flat With Garage
- Council Tax Band A
- Buyers Fees Apply
- Can Be Sold With Or Without Tenant
- Energy Rating C

Entrance Lobby

Entrance lobby, access to living area and bathroom.

Living Area

14'8" x 9'3" (4.48 x 2.82)
Kitchen area fitted with a range of units with work surfaces over and sink unit, double glazed window, cupboard and double glazed window with door to the side leading onto a balcony.

Bedroom

11'8" x 7'5" (3.56 x 2.27)
Double glazed window, radiator.

Bathroom

5'11" x 5'5" (1.82 x 1.66)
Bath with shower over, WC and wash hand basin, double glazed window, part tiled walls, radiator.

External

Externally there is a single garage situated in a nearby block.

Lease & Service Charges

The property has a 99 year lease dated from 01/03/1961 with around 34 years remaining. We have been advised that there is a service charge of around £90 per month and includes buildings insurance, this would need to be confirmed by solicitors.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor and in-home
O2-Good outdoor and in-home
Three-UK-Variable outdoor
Vodafone_Good outdoor

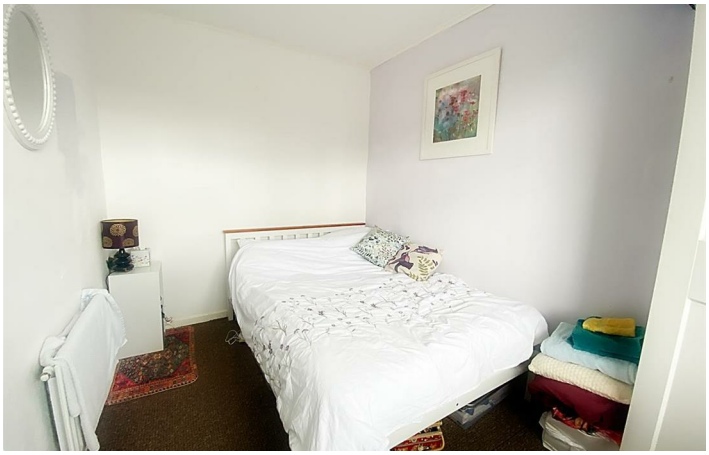
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.







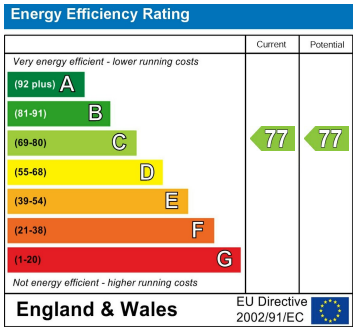

WHISTLE
LIVERPOOL
NEWCASTLE UNITED


1
6

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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