



**Mappleton Drive**

Seaham SR7 7DY

**£725 Per Month**





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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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# Mappleton Drive

Seaham SR7 7DY



- Superb sea front position
- EPC RATING - C
- Impressive kitchen/diner

- Walking distance to all amenities
- Two double bedrooms
- Stylish bathroom

- Beautifully presented
- Master bedroom with luxurious ensuite
- Allocated parking and Secure entry system

Venture Properties have pleasure in offering for rent, this beautifully presented and much improved, ground floor apartment with two double bedrooms. The property is situated in a desirable location only a stones throw from the beach and sea front promenade.

The impressive floor plan comprises of a hallway, living room with french doors opening to a contemporary kitchen with space to dine. There are two double bedrooms, the master with luxurious ensuite and a further stylish bathroom. Externally there are communal gardens and an allocated parking space.

Mappleton Drive occupies a pleasant position on this extremely popular residential development where there are a range of local shops and facilities. A more comprehensive range of shopping and amenities are available within Seaham Town Centre which lies a short walk away. Seaham is well placed for commuting purposes having easy access to the A19 Highway providing good road links to all regional centres.

## GROUND FLOOR

### Communal Entrance

A well maintained communal hallway with secure entry system.

### Hall

With cloaks cupboard and radiator.

### Living Room

11'8" x 11'2" (3.58 x 3.42)

A well presented reception room with a UPVC double glazed window and french doors, radiator and entry telephone.

### Kitchen/Diner

11'3" x 10'0" (3.43 x 3.07)

Comprehensively fitted with a range of white gloss units with contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with stainless steel extractor over, an integrated washer/dryer and fridge/freezer space. Further features include a UPVC double glazed window, recessed spotlighting, tiled flooring and cupboard housing the combi gas central heating boiler.

### Bedroom One

12'3" x 11'10" (3.74 x 3.62)

Generous double bedroom with a UPVC double glazed window, fitted wardrobes, a further built in wardrobe and radiator.

### Ensuite

6'2" x 5'11" (1.88 x 1.82)

Luxurious ensuite comprising of a cubicle with large overhead rainfall shower, a hand wash basin inset to a vanity unit and WC. Having fully tiled walls and flooring, recessed spotlighting, a vanity mirror and extractor fan.

### Bedroom Two

11'2" x 8'0" (3.42 x 2.44)

Further double bedroom with a UPVC double glazed window to the front and radiator.

### Bathroom/WC

7'11" x 5'11" (2.43 x 1.82)

Stylish bathroom comprising of a panelled bath, pedestal wash basin and WC. Having tiled splashbacks and flooring, recessed spotlighting, radiator and extractor.

## EXTERNAL

Externally there are communal gardens and an allocated parking space.

## Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to one months rent.

## Bond/Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

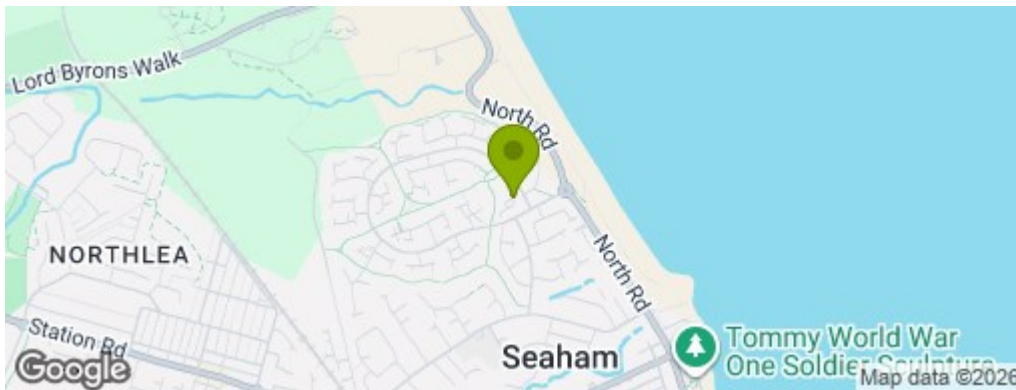
## AGENT NOTES

Please note the photos were taken before the start of the tenancy.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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