



## 2 bed upper flat to buy in SR8

Nesbit Road, Peterlee, Peterlee, Durham,  
SR8 5RA

**£37,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Achievable Rent Of
- ✓ 2 Double Bedrooms
- ✓ Upper Flat
- ✓ Turn Key Ready
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

To be sold via Online Auction 22/05/2024 12:00. Fees apply.

Situated in a popular area of Peterlee, this wonderful top floor apartment features two double bedrooms, a lounge with scenic elevated views across the adjoining area of parkland, a delightful kitchen, a bathroom and both double glazing and electric panel heating.

Achievable Rental income of £450pcm, giving a 12.56% rental yield.

Nesbit road lies within reach of the town centre shops and amenities and the A19 which interlinks with all regional centres including Sunderland, Teesside and the historic City of Durham.

We have been advised that the property is Leasehold to Believe Housing and the lease term is 110 years with an annual charge of £190 incorporating the ground rent, service charge and buildings insurance. EPC rating: C, Council Tax Band A.

For further information and viewings please contact your local office 0191 5182636.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Annual Ground Rent Amount: £190.00

Price: Starting Bid £37,000

Property Type: Upper Flat

Parking: On Street

Heating: Electric

## External

The block of three apartments is situated in a popular area of Peterlee with pleasant parkland views to the rear and a concealed bin storage area for the apartments positioned to the rear of the building.



## Entrance

Situated at the side of the apartment block, the main communal entrance features a door intercom system to each individual apartment and a stairwell to the subsequent floor levels.



## Entrance Hallway

Fire door entrance from the top of the communal staircase, a contemporary glass block wall to the lounge and internal doors providing access into the lounge, bathroom and the two double bedrooms.



## Lounge Diner

*5.47m x 3.19m (17'11" x 10'5")*

Providing lovely elevated south facing views across the adjoining area of parkland through a selection of double glazed windows, the lounge features two electric panel heaters, attractive laminated flooring and a door to the kitchen.



## Kitchen

*3.16m x 2.10m (10'4" x 6'10")*

The well appointed kitchen includes a wealth of wall and floor cabinets finished in white with contrasting laminated work surfaces integrating a one and a half bowl stainless steel sink and drainer unit complete with mixer tap fittings set below a double glazed window. Additional attributes include an electric oven and hob positioned below an elevated extractor canopy, plumbing for an automatic washing machine space for a fridge freezer and two useful storage cupboards with one concealing the water cylinder.



## Bedroom One

4.36m x 2.82m (14'3" x 9'3")

A wonderful master bedroom which offers elevated views through double glazed windows and an electric panel heater.



## Bedroom Two

3.23m x 3.09m (10'7" x 10'1")

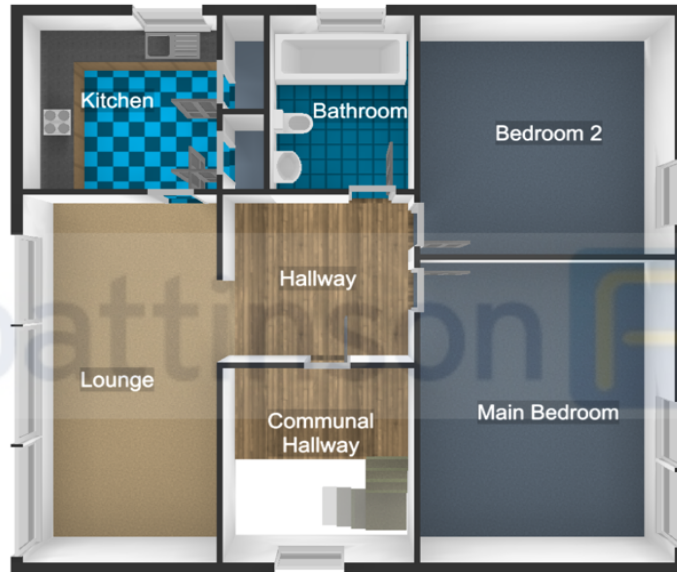
Located adjacent to the master bedroom, this second well appointed double bedroom includes a double glazed window and an electric panel heater.



## Family Bathroom

The bathroom comprises of an electric shower positioned over the panel bath, a low level W/c and a hand wash basin. Accompaniments include tiled walls and a double glazed window.





### Floor Plan

Floor area 112.3 m<sup>2</sup> (1,209 sq.ft.)

TOTAL: 112.3 m<sup>2</sup> (1,209 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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