

# 36Grenaby Way

Seaham SR7 9GW

**kimmitt & roberts**



*A deceptively spacious two bedroom second floor apartment. Well situated for Dalton Park retail shopping outlet and access to the A19 commuter link. The property offer security entry system, allocated car parking, gas central heating, UPVC double glazing, fitted kitchen, white bathroom suite and modern décor. Early viewing essential for full appreciation. No Onward Chain.*

### **Entrance Hall**

with entrance door and two built in storage cupboards

### **Lounge**

8'6" x 8'10" (2.6m x 2.7m)  
with wall and base units with contrasting worktops, gas hob, electric oven, extractor fan, stainless steel sink unit, double glazed window and radiator

### **Bathroom**

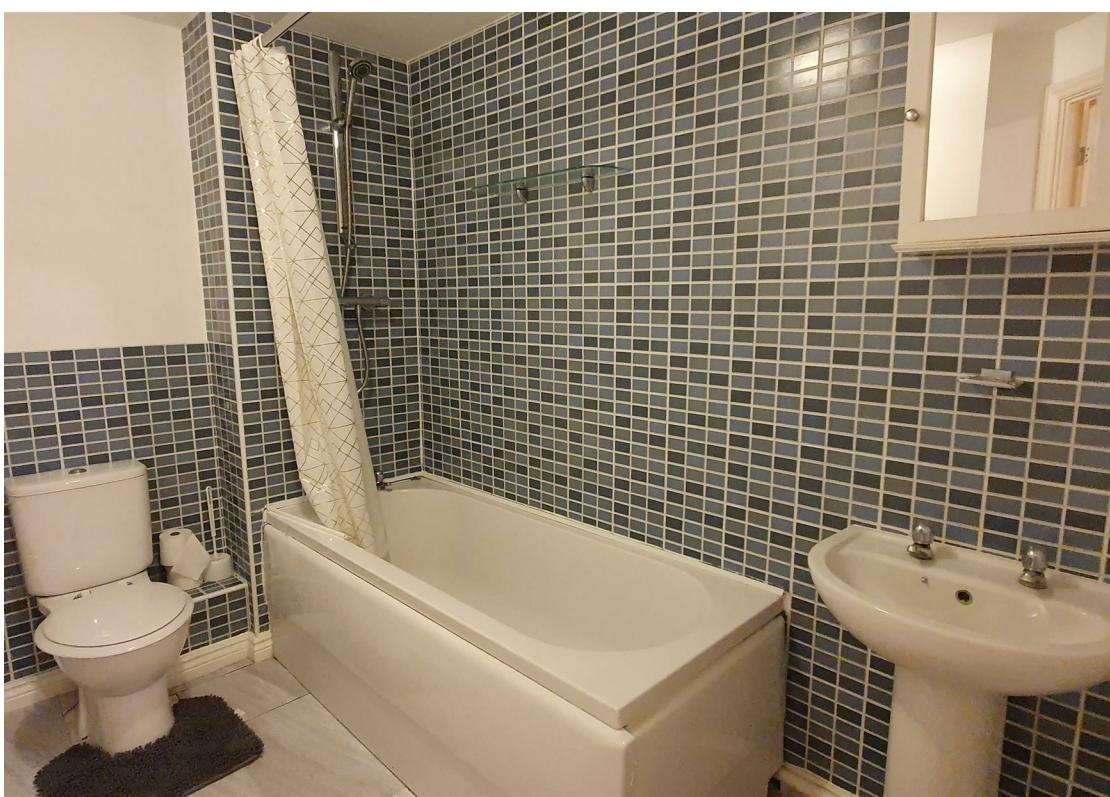
panel bath, w.c., wash hand basin, radiator and double glazed window

### **Bedroom 2**

9'2" x 7'6" (2.8m x 2.3m)  
with double glazed window and radiator

### **Lounge**

15'5" x 14'1" (4.7m x 4.3m)  
with double glazed window and radiator





### **Bedroom 1**

14'1" x 11'1" (max) (4.3m x 3.4m (max))  
with built in wardrobes, double glazed window and radiator

### **Disclaimer**

TENURE – We are advised by the vendor that the property Leasehold.

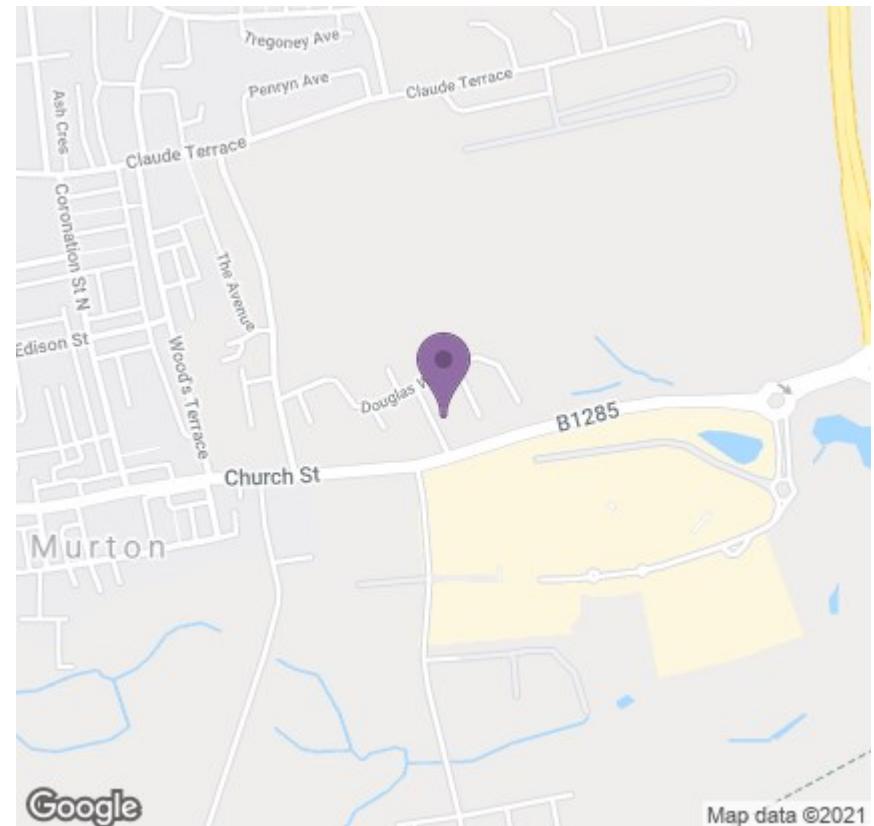
Ground rent of £101.70 payable in two payments of £50.85 every 6 months and is reviewed every 10 years. Next review date 2026. Service/maintenance charges are £888.54 p.a.

This information has been provided by the vendor and has not been verified. We have not had solicitor confirmation.

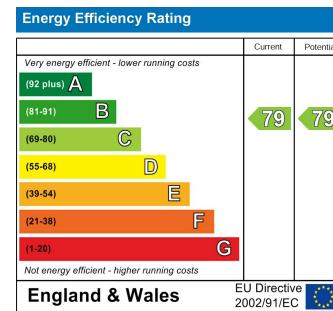
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Kimmitt & Roberts - Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Kimmitt & Roberts - Seaham

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