

# 3 Mappleton Drive

Seaham SR7 7DY

**kimmitt & roberts**

- Superb One Bedroom Ground Floor Apartment
- Ideal for First Time Buyer / Retired Person
- Close to Sea Front and All Local Amenities
- Balcony With Excellent Sea Views
- No Onward Chain. Priced to Sell.
- Tenure: Leasehold
- EPC Rating: C



**£115,000**

# 3 Mapleton Drive

*We have pleasure in offering for sale, this improved one bedroomed ground floor apartment with the benefits of gas fired central heating and double glazing.*

*Overlooking the North Sea with outstanding views and an open aspect to the front, the property has accommodation which briefly comprises: entrance lobby with stairs to the first floor, hallway, lounge/ kitchen with a range of floor and wall units, bedroom and bathroom/wc.*



## **Entrance Hall**

with entrance door, radiator and built in storage cupboard



## **Kitchen/Diner/Lounge**

20'11" x 9'10"  
with wall and base units with contrasting worktops, electric hob, electric oven, extractor fan, radiator, double glazed french doors leading to balcony





*Externally there are communal gardens and residents parking.*

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

### **Bathroom**

having panel bath with over shower, w.c., wash hand basin, radiator and extractor fan

### **Bedroom**

10'2" x 8'6" (+ robes)  
with built in wardrobes,  
double glazed window,  
radiator and laminate flooring

### **Tenure**

TENURE – We are advised by the vendor that the property is Leasehold (the remaining term is 111 Years. The ground rent is £150.00 PA. The service charge is £106.00 per month. This information has been provided by the vendor and has not been verified. We have not inspected the Title Deeds

and nor have we had solicitor confirmation.

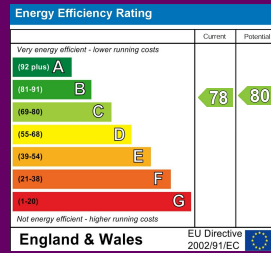
### **Council Tax**

Council Tax Band - The Council Tax Band is A

### **Water Meter Status**

We are advised by the vendor that the property does have a water meter.

**Kimmitt & Roberts Estate Agents -**  
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