



Alucia Court Hartley Gardens, Seaton Delaval, NE25 0DD
£1,150,000

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- **For Sale**
- **Residential Investment**
- **10 Self Contained Apartments**
- **Passing Rent: £75,000 pa**
- **Estimated Market Rent: £81,000 pa**
- **Asking Price: £1.15m**

LOCATION

The property is located in Seaton Delaval which is a village in south east Northumberland lying approximately 3 miles to the north east of Whitley Bay. This is an established residential area with a good level of local facilities and amenities including the newly developed Seaton Delaval railway station which provides direct access into Newcastle City Centre.

The property is positioned on Park Road which runs off Avenue Road, one of the main arterial routes running through the village.

DESCRIPTION

The property comprises a two-storey converted former Care Home which provides 10 self-contained apartments with associated car parking.

SERVICES

We understand that all mains services are connected to the property
(All interested parties should satisfy themselves with the local service providers)

TENURE

Freehold

RENTAL INCOME

The property is fully let. The total passing rent is £75,000 pa. The estimated rental value is in the region of £81,000 pa.

ASKING PRICE

£1,150,000

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

COSTS

The purchaser will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation and acquisition of the property.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

