



2 Bedrooms

Nestled in a desirable location, this upper floor apartment boasts two bedrooms, offering a perfect blend of affordability and comfort.

The living space is flooded with natural light, creating a bright and inviting atmosphere. Enjoy picturesque views of the surrounding area from the Juliet Balcony.

The property is spacious, providing ample room for relaxation and entertaining guests.

Residents will benefit from convenient resident parking bay, ensuring hassle-free access to their home.

# Dovedale Court

Seaham, County Durham, SR7

Asking Price:

**£60,000**

EPC Rating: C



**Kitchen:**

**7'3" x 7'1" (2.2m x 2.16m)**

Elect Hob, Oven, Stainless Steel Sink with Chrome Mixer Tap. Extractor Fan.

**Reception Room:**

**15'9" x 14'6" (4.8m x 4.42m)**

Electric Radiator, UPVC Door (Juliet Balcony)

**Bedroom 1:**

**9'1" x 17' (2.77m x 5.18m)**

Electric Radiator, UPVC Window.

**Bedroom 2:**

**13'6" x 9'3" (4.11m x 2.82m)**

Electric Radiator, UPVC Window.

**Bathroom:**

**5'1" x 8'3" (1.55m x 2.51m)**

Bath, Walkin Shower, Toilet, Washbasin, Extractor Fan.

**Material Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision.

**SERVICES:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

WATER METER- TBC



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



**BROADBAND SPEED:** The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

**ELECTRIC CAR CHARGER-** No

**MOBILE PHONE SIGNAL:** No known issues at the property

**Disclaimer:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith, and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey, and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

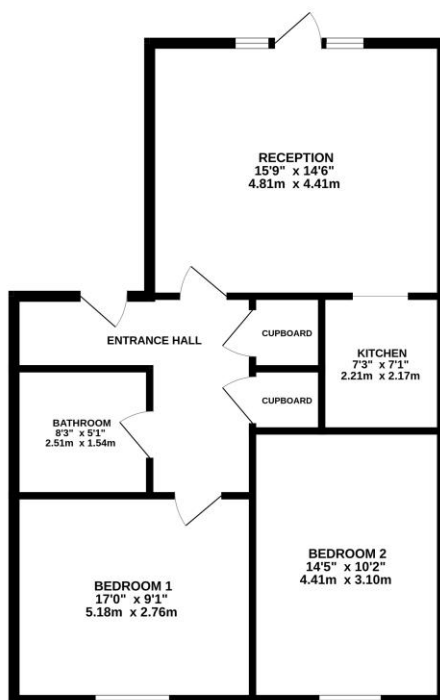


**Tenure** - Leasehold

**Viewing** - By appointment through Holbrook & Co



GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.

Whilst 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.  
Made with floorplan 62029

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract