HOLBROOK & CO
ESTATE AGENTS



1 Bedrooms

Stunning First Floor Apartment with Spectacular Sea Views – No Onward Chain
Occupying a wonderful position within a sought-after private development, set amongst beautiful private grounds, this superb one-bedroom first floor apartment boasts phenomenal sea views and beautifully presented accommodation throughout.
Having been refurbished, the property offers a stylish and inviting living environment, flooded with an abundance of natural light, creating a bright, airy and welcoming atmosphere. The impressive coastal outlook is undoubtedly a standout feature, providing the perfect setting to relax and enjoy the ever-changing seascape.
Further benefits include an intercom entry system and a residents' parking bay, whilst the attractive private grounds complement the peaceful surroundings of this delightful development.

# Marquess Point

## Seaham, County Durham, SR7

Asking Price:

**£165,000**

EPC Rating: To be confirmed

0191 581 5709 | seaham@thecastledenegroup.com | **www.holbrookandco.co.uk**
Unit 2, North Quay, North Terrace, Seaham, SR7 7EU



**Reception / Kitchen (Open Plan)**:
**20'1" x 18'1" (6.12m x 5.5m)**
Radiators x 2, Wooden Windows x 3, Velux Roof Windows x 3, Electric Hob, Oven, Extractor Fan, Ceramic Bowl Inset Kitchen Sink with Mixer Tap, Integrated Fridge / Freezer, Integrated Washing Machine, Integrated Dishwasher, Integrated Microwave, Integrated Wine Fridge.



**Bedroom 1**:
**14'4" x 8'10" (4.37m x 2.7m)**
Wooden Window, Radiator.

**Bathroom**:
**5'2" x 8'10" (1.57m x 2.7m)**
Washbasin with Chrome Mixer Tap, Towel Radiator, Toilet, Built-in Storage, Extractor Fan, Walk-in Shower Enclosure with Overhead Shower.



**Material Information**:
SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.
MAINTENANCE / SERVICE CHARGE: Yes.
WATER METER: Yes
PARKING ARRANGEMENTS: Residents Parking Bay
BROADBAND SPEED:
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here https://www.broadbandcheck.co.uk/

For additional information and full photo gallery please visit **www.holbrookandco.co.uk**









ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues.

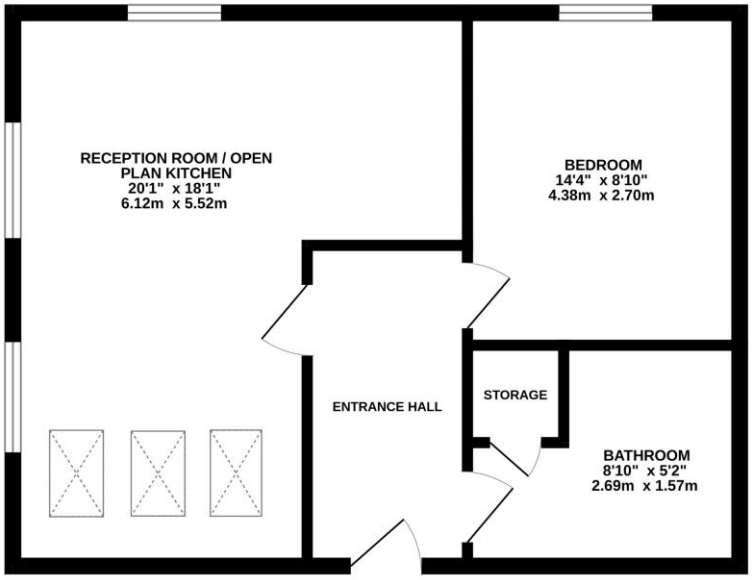
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Disclaimer**:
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is leasehold, but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and Halbrook Ltd accepts no liability for their accuracy.

**Tenure** - Leasehold

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

GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.




TOTAL FLOOR AREA : 500 sq.ft. (46.4 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.
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