



## 21 Alfred Street, Seaham, SR7 7LH

Offers Over: £49,950

INVESTMENT PROPERTY - TENANTED

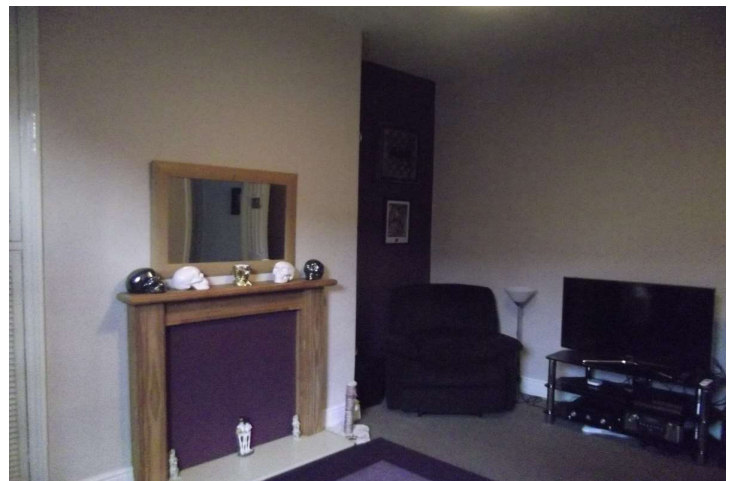
Yield: 8.1%

Current Rent: £350 pcm

Potential Rent: £500- £525

Castledene are pleased to offer this 2 bed ground floor flat situated in Seaham. The property comprises;

- Entrance hall
- Neutral decor throughout
- Living room with feature fireplace
- Kitchen with modern units
- Bathroom with a separate shower cubicle
- Large front bedroom and single bedroom
- Private yard



To arrange a viewing please call the Seaham office  
on 0191 581 5709

**Seaham Office**

48 Church Street, Seaham  
SR7 7HF

[www.castledene.co.uk](http://www.castledene.co.uk)

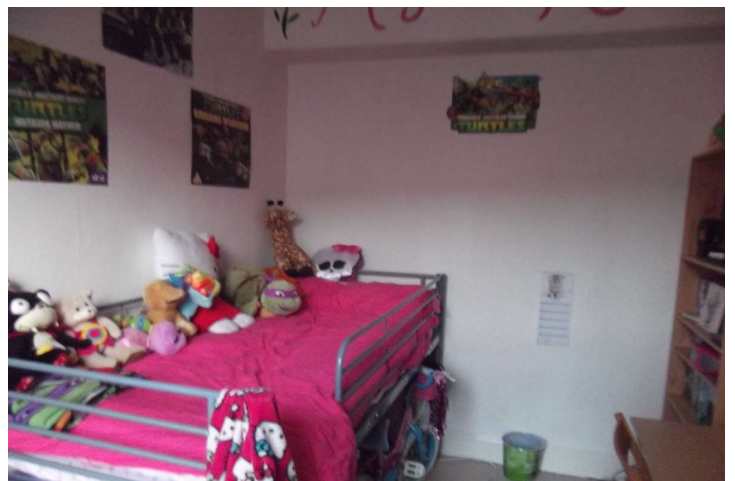
T: 0191 581 5709

E:



### Accommodation Summary:

- 2 Beds
- 1 Reception
- 1 Bathroom
- Energy Rating : C
- Garden
- Gas Central Heating



## **Rooms:**

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EPC- C

Council tax- A

To ensure a fast and secure sale. You can secure the sale with a reservation fee of £2,400 inclusive of vat giving the buyer exclusive rights to purchase within a given timeframe. Paying the reservation deposit ensures that the seller takes their property off the market as soon as the sale is agreed and reserves it exclusively for you, eliminating gazumping.

## **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.

