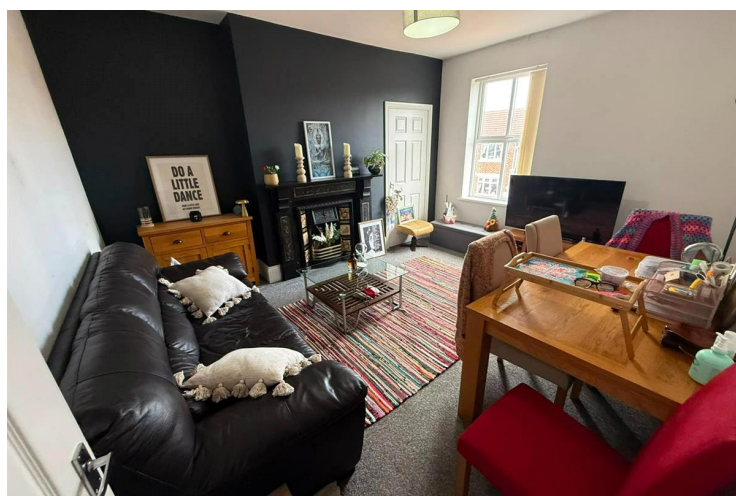
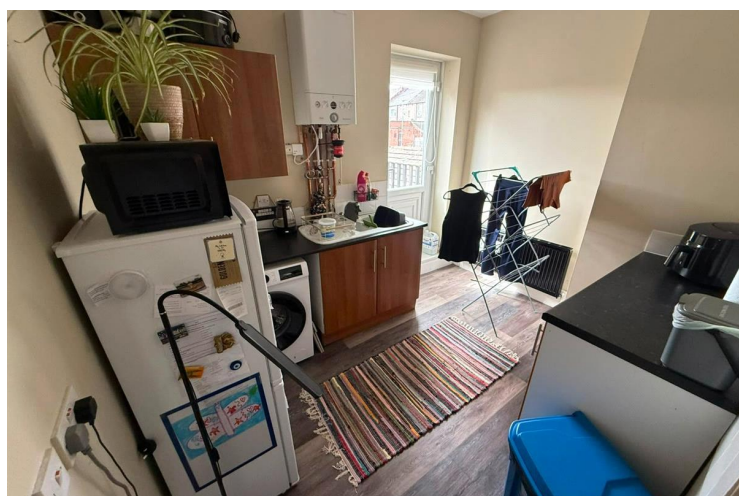




Woods Terrace, Murton, Seaham

Offers Over £110,000 Leasehold

Pair of Two bedroom flats | Sold as a Pair | Both Sold With Tenants In Situ | Rent from Day One | No Ground Rent or Service Charge | EPC Rating C | Perfect Opportunity for Investors | Freehold Opportunity | Vendor Willing to Consider Selling Separately

Pair of Two Bed Flats | Investment Opportunity | Tenant In Situ | Rent from Day 1 | Great EPC Rating of C |

0191 491 0344

help@nguhomes.co.uk



NGU Homes are pleased to bring to the market 26 and 26a Woods Terrace, Murton, Seaham, a pair of two bedroom flats offered for sale together, both currently tenanted and generating an immediate combined rental income of £1,000 per calendar month.

Tenant in Situ:

Both flats are offered for sale together, with 26 Woods Terrace currently let at £470 per calendar month and 26a Woods Terrace let at £530 per calendar month, providing an investor with immediate rental income from day one across both units, with no void periods to consider.

EPC rating C on Both Flats:

Both properties benefit from an EPC rating of C, offering reassurance of reasonable running costs for tenants and a helpful factor in maintaining strong rental demand across both units.

Well connected Murton location:

The properties are conveniently placed for local amenities, with Murton Primary school just a couple of minutes away on foot. Seaham town centre is approximately an 8 minute drive, offering a range of shops, dining and coastal amenities, while Sunderland city centre is roughly a 15 minute drive, providing a wider choice of retail and leisure facilities. The properties also benefit from good road links via the A19, approximately a 3 minute drive away.

Both flats follow a similar layout throughout. Upon entering, you are welcomed into a comfortable living room, that leads through into the kitchen. The kitchen is fitted with a practical range of base units and complemented by contrasting worktops.

Each flat offers one double bedroom and one further single bedroom, both providing comfortable accommodation for tenants.

The bathroom in each flat comprises a bath with overhead shower, wash basin and WC, finished with part tiled walls.

Externally, both flats share access to a rear yard, providing outdoor space and bin storage.

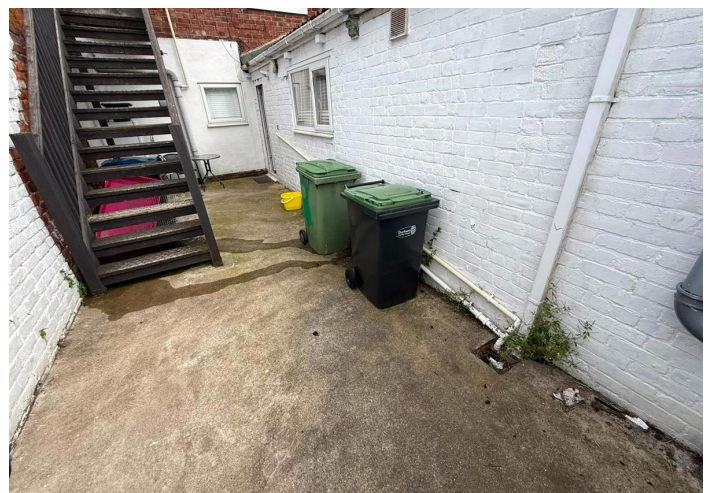
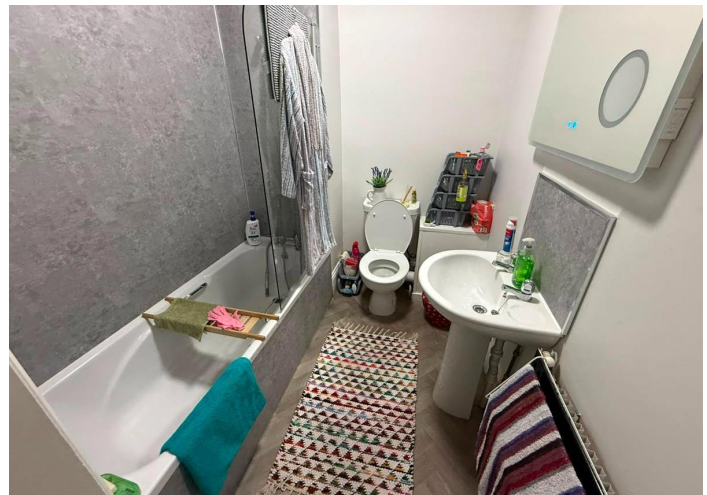
Council Tax Band: A (Durham County Council)
Tenure: Leasehold (983 years)
Ground Rent: £1 per year
Service Charge: £0 per year
999 years from 2010

Purchasing the Freehold of both properties.

Electricity supply: Mains

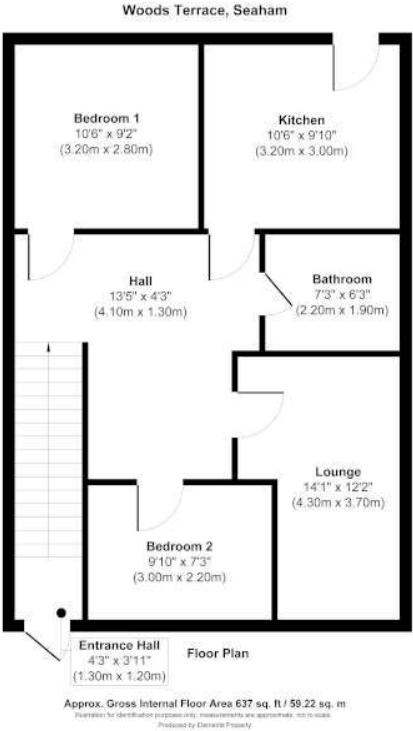
Heating: Gas Mains

Water supply: Mains

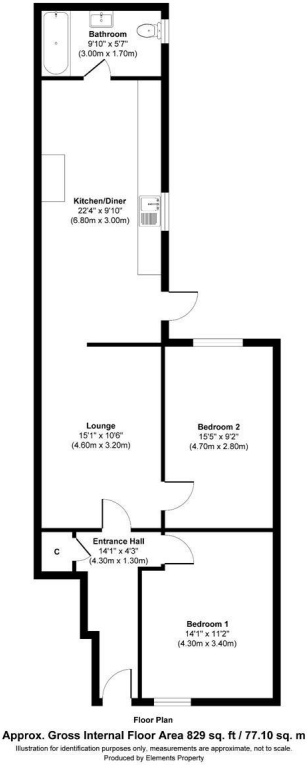








Woods Terrace, Seaham, County Durham, SR7



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.